

Planning Division
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303.739.7250



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June 30, 2021

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

Re: Third Submission 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.

The Planning and Zoning Commission Public Hearing for the Site Plan and rezoning is tentatively scheduled for July 28, 2021. Please remember that all notices to abutting property owners must be sent and the signs posted at least **10 days** prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

A technical correction submittal will be required 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. 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.

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
Filed: K:\SDA\1174-77rev3.rtf



Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

- 1A. Please work with staff to determine the appropriate way to incorporate Tract A into this Site Plan and to revise the Gateway Park Buildings 24-25 Site Plan to reflect the change.

2. Completeness and Clarity of the Application

Site Plan

- 2A. Revise the Site Data Table per the redlines.
- 2B. Why was the table with accessible points added on Sheet 2? It is not a City of Aurora requirement.
- 2C. Remove shadows from the black and white building elevations.
- 2D. It doesn't appear that any revisions were made to the Photometrics Plans or lighting details. Previous comments on the that were not addressed:
- Increase the scale of the Photometric Plan and use the Site Plan as the base. Enlarge label sizes so they are readable when the plan is printed at 11" x 17".
 - Superimpose the photometrics over the Site Plan, not the Landscape Plan.
 - Show the accessible route on the landscape plans and photometric plans.
 - Revise the Site Light Fixture Schedule to specify the number of luminaires in fixtures.
 - Is a ceiling light being used as a landscape light?
 - Review fixture locations on the Photometric Plan and adjust as needed. The alignment appears to be off.
 - The alignment of the fire lane appears to be off.
 - See Review 2 redlines for all comments.

3. Landscaping Issues

- 3A. Differentiate 1-gallon and 5-gallon plant material in the landscape tables.
- 3B. Please verify the building perimeter dimensions for Buildings 1 and 3. The distance should include all sides except the garage sides of the buildings.
- 3C. Repeat the applicable UDO sections and the justifications to the Adjustment Requests on Sheet 17 (to match cover sheet).
- 3D. Add "Not for Construction" to all landscape sheets.
- 3E. Make sure buffers are labeled and dimensioned on all sheets.
- 3F. See redlines to address all notations and comments.

4. Addressing (Phil Turner / 303-739-7357 / 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 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. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Plat

- 5A. On-site storm sewer is private and requires a private easement, typical. Also, easements for storm sewer are utility easements not drainage easements

Site Plan

- 5B. Add the maximum height and/or height range for the retaining wall.
- 5C. The storm sewer is private so the easement is required to be a private easement.



- 5D. See the redlines for notations on maximum and minimum slopes. Please revise accordingly.
- 5E. Label the slope at the access. Maximum 4% slope for 65 feet.
- 5F. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

6. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Plat

- 6A. Per the 2016 Roadway Design & Construction Specification section 4.07.1.01. A 26' fire lane easement must have inside turning radius of 26' and outside radius of 49'.

Site Plan

- 6B. Labeling the gating system per the notes on the redlines.
- 6C. Add fire lane signs at locations noted on the redlines.
- 6D. Add gating notes provided on Sheet 30.
- 6E. Add fire lane sign notes provided on Sheet 32.

7. Aurora Water (Nina Khanzadeh / nkhanzad@auroragov.org / Comments in red)

Site Plan

- 7A. Show and label pocket utility easement(s) and dimension.
- 7B. Pool drains to connect directly to sanitary sewer.

8. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

- 8A. An invoice has been issued for a total cash in lieu payment of \$186,620. Payment must be completed before the final plat is recorded.

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

Plat

- 9A. Add distances on both sides of the lot line as identified on Sheet 5 of the redlines.
- 9B. Address all comments and notations on the redlines.

Site Plan

- 9C. Ensure all easements are labeled and are consistent with the plat.
- 9D. Add the recordation information for the Salida Street and 40th Avenue right-of-way.
- 9E. A License Agreement will be required for fence, gates, and other structures encroaching into easements. Contact Grace Gray at ggray@auroragov.org to start the process.