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April 21, 2022

Robinson Zamorano  
Landmark Companies  
21500 Biscayne Blvd, 4<sup>th</sup> Floor, Ste 402  
Aventura, Florida, 33180

**Re: Second Submission Review – Landmark at Town Center – Site Plan and Final Plat**  
Application Number: **DA-1594-11**  
Case Number: **2001-7010-03**

Dear Mr. Zamorano:

Thank you for your second submission, which we began processing on March 30, 2022. We reviewed it 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 and outside agency referrals.

Several issues remain; however, those issues may be included in a technical submission after the Administrative Decision. Please revise your previous work and upload the revised documents for a second review on or after May 5, 2022. Please see the comments within this letter for details.

Your Administrative Decision is scheduled for May 4, 2022. Mailed and posted notice is required for Administrative Decisions at least ten calendar days prior to the decision date, which would be April 23, 2022. Please collect an updated list of adjacent property owners from the Arapahoe County Assessor's Office for the mailing and post the signs. Mailed and posted notice is your responsibility and any failure to meet the deadlines will result in a delay in the decision date.

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.

If you have any comments or concerns regarding this review, please contact me at [dosoba@auroragov.org](mailto:dosoba@auroragov.org) or (303) 739-7121.

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design  
Diana Rael, Norris Design  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\\$DA\1594-11rev2



## Second Submission Review

### PLANNING DEPARTMENT COMMENTS

#### **1. Community Questions, Comments and Concerns**

- 1A. No additional comments were received from adjacent property owners or registered neighborhood groups.

#### **2. Connectivity Comments**

*Sheet 2*

- 2A. Consider north/south through connectivity for pedestrians through or adjacent to the amenity.

#### **3. Urban Design Comments**

*Sheet 9*

- 3A. The details should be located on a separate sheet. These need to call out dimensions, colors and materials.

#### **4. Architectural Design Comments**

*Sheet 4*

- 4A. An administrative adjustment is required for the 10' increase to the maximum building length (200'). Please add this to the list of adjustments on the cover sheet. Note: staff is in support of this adjustment request.

#### **5. Landscaping Comments (Kelly Bish / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in blue, red text)**

*Sheet 8*

- 5A. Provide a number for the note.  
5B. Street trees shall not be maintained by the City. Remove this note.  
5C. Add a column for grasses being provided.  
5D. Trees are missing along 6<sup>th</sup> Pkwy. See the commentary on Sheet 14 of 27.  
5E. 216 actual shrubs.  
5F. 114 actual shrubs.  
5G. There were street trees planted previously. Please update the plans and the table to include the required street trees. See the image on this page.  
5H. While only 2 trees have been provided, there are shrubs that may be counted towards this requirement. Add a column for shrubs.  
5I. Update the tables per the redline comments.  
5J. Add some shrubs to the parking lot island to compensate. See the comment on the landscape plan.  
5K. The requirement is 1 tree and 10 shrubs per 3,000 s.f. The table only reflects the trees being provided.  
5L. An adjustment is being requested for the buffer depth along 6<sup>th</sup> Pkwy. It has been included on the Cover Sheet and Letter of Introduction, but is also required to be listed on the landscape plan.

*Sheet 9*

- 5M. The font size for the tables on this sheet is too small. At least double the size or larger.  
5N. Please move the quantity column to the location on the redlines.  
5O. Any ornamental grasses being used in the curbside landscape must be five gallon.  
5P. Because the Master Plan for Cross Creek requires a larger caliper size, list them that way in the Plant Schedule. Do not list as a note at the bottom of the table. It's too confusing. If not all the trees are intended to be a larger size, then those that are should be shown with a specific tree symbol and listed separately that way in the table or separate plant schedules should be provided for those trees being provided at a larger size from those that aren't. In addition, staff nor a contractor are not going to know what areas are considered an enhanced landscape area.



*Sheet 10*

- 5Q. Parking lot islands are required to have trees. A transformer should not be placed in the parking lot island. All rows of parking are to terminate with a deciduous canopy tree. Ask for an adjustment and express a hardship.
- 5R. Darken the roadways surrounding the development.

*Sheet 11*

- 5S. Parking lot islands require 6 shrubs. No more than 20% grasses.
- 5T. In lieu of a tree at the end of this parking row, add a tree at the location shown.

*Sheet 12*

- 5U. Add four more shrubs to this parking lot island to meet the southern building perimeter landscape requirements.
- 5V. A tree is required here unless prohibited by an easement or utilities.

*Sheet 13*

- 5W. Ornamental grasses may not be used to screen parking lots.

*Sheet 14*

- 5X. Street trees 1 per 40 shall be provided along this street. Update the curbside landscape table and provide the required trees. If they are to be installed, irrigated and maintained by an entity other than this development, indicate that with a note. There was a previous landscape plan for Cross Creek 6th Avenue & Gun Club Road that included the street trees along 6th Parkway. Reference City Case Number 2003-4004-00.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6. Civil Engineering** (Julie Bingham / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

*Plat Comments*

- 6A. The minimum radii for 23' fire lanes is 29' inside and 52' outside. Please revise per the site plan.
- 6B. Please correct the highlighted radii to be evenly 29.00'.

*Site Plan Comments*

*Sheet 1*

- 6C. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

*Sheet 3*

- 6D. Please clarify the comment regarding asphalt.
- 6E. Streetlights are not required on the south side of E 6<sup>th</sup> Pkwy. There are existing lights on that side of the street.
- 6F. Please add the note per the redlined comment.
- 6G. The streetlights on the south side of Catawba Way are not the obligation of this Site Plan.

*Sheet 4*

- 6H. The northern ADA ramp is not required.
- 6I. Provide a turnaround at the end of the pavement.
- 6J. Dimension and label all existing and providing easements.
- 6K. This radius is too small for a fire lane. Check all radii and revise the plat as well.
- 6L. Typical for all ADA ramps: show the detectable warnings.
- 6M. Verify with Traffic if the ramps are required to provide a crossing for Catawba.
- 6N. Label the curb return flow line radii.
- 6O. Add the note per the redlined comment.



- 6P. The standard for a collector street is a 6.0' detached walk per the Roadway manual. If a smaller sidewalk is requested, it would be a variance that would need to be approved by the City Engineer.
- 6Q. Extend the viewport so that the updated ramp is shown. Ensure that it is a directional ramp to the northeast.

*Sheet 5*

- 6R. Add a note about who will maintain the private storm to the street.

*Sheet 6*

- 6S. The minimum slope away from the building is 5% for 10' for landscape areas, and a minimum of 2% for impervious areas.
- 6T. Add a note about who will maintain the private storm to the street.
- 6U. If this is proposed asphalt, the minimum 1% slope, typical.
- 6V. Label the existing and proposed easements.
- 6W. Add a slope label or note showing 2% max slope in any direction for ADA parking spaces.
- 6X. Is there a proposed ramp at the location shown?
- 6Y. Revise the typo.
- 6Z. A drainage easement is required for the pond. Maintenance access is required into the pond. Please show/label both.

*Sheet 7*

- 6AA. Please clearly show what improvements would be proposed with this Site Plan.
- 6BB. If the cross section is not being used, please remove it.

*Sheet 14*

- 6CC. Ensure trees are a minimum 10' from storm sewer.

**7. Traffic Engineering** (Steve Gomez / 303-739-7336/ [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

*Traffic Impact Study Comments*

- 7A. The Traffic Impact Study has been approved.

*Site Plan Comments*

*Sheet 2*

- 7B. Add the note per the redlines.

*Sheet 4*

- 7C. Move the stop sign closer to the intersection and place it on a light pole.
- 7D. Callout parking stall dimension 9'x19', typical.
- 7E. Callout the stall dimensions.

*Sheet 10*

- 7F. Clarify the object highlighted ?? in the redlines.

*Sheet 14*

- 7G. Add the sight triangle.

**8. Aurora Water** (Steve Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

*Site Plan Comments*

*Sheet 5*



- 8A. Private fire lines must be a minimum of 5' off of the water meters and service lines. 3" water meters have a bypass line around the meter pit, and 5' separation is required to the bypass as well, typical.
- 8B. The rec building requires it's own water meter. Show the water meter location. Water fixture unit tables are required for all buildings on Civil Plans.
- 8C. Vehicle maintenance access is required to within 5' of all manholes. A license agreement is required for all encroachments into utility easements. No vertical structures are permitted in the utility easements.
- 8D. Install an 8x6 tee for the hydrant. Water meter connection to be tapped from the main, not from a cross. A 10'.
- 8E. A sanitary manhole is required at the end of the public main.
- 8F. A 5' minimum clearance is required for the 3" by-pass (line and valves) domestic service and the private fire line.

*Sheet 22*

- 8G. This light in the utility easement needs to be covered under a license agreement.

**9. Fire / Life Safety** (Will Polk / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / 303-739-7371 / Comments in blue)

*Plat Comments*

- 9A. Please revise the Fire Lane Easement turning radii. 23' wide fire lanes require an inside turning radius of 29' and outside of 52'. Typical on all fire lane curbs.

*Site Plan Comments*

*Sheet 1*

- 9B. Identify which buildings are sprinklered within the data block. It seems as if the calculation shown here is incorrect. The residential structures should be sprinklered. Please verify this information.

*Sheet 5*

- 9C. There is a FDC located on the this building. Will the Clubhouse be sprinklered? If so, the data block needs to be revise showing this structure being sprinklered.
- 9D. See FDC relocation comment.
- 9E. Revise the labels for the fire service water lines supporting the interior automatic fire sprinkler systems.
- 9F. Example for fire service line label: 6" Fire Line DIP (Private).

*Sheet 17*

- 9G. A knox box is required at the exterior fire riser room doors.

*Sheet 21*

- 9H. Provide and identify a knox box at the front main entrance of the clubhouse and the exterior riser room if the clubhouse is to be sprinklered.

**10. Parks, Recreation and Open Space** (Curtis Bish / [cbish@auroragov.org](mailto:cbish@auroragov.org) / 303-739-7131 / Comments in purple)

*Sheet 2*

- 10A. Replace the strikeout on the redlines with the following: satisfied.
- 10B. Add the wording per the redlines.

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

*Site Plan and Plat Comments*

- 11A. Subdivision Plat: Applicant to update Title Block, Signature Block and ROW recording info, and needs to show 10' utility easement around perimeter.



11B. Site Plan: Applicant needs to show 10' utility easement around perimeter.