

PLANNING DEPARTMENT COMMENTS

Reviewed by: Rachid Rabbaa rrabbaa@auroragov.org / 303-739-7541 / PDF comment color is teal.

1. Community Comments

1A. No comments were received from surrounding neighborhoods or outside agencies.

Noted

2. Planning Comments

2A. No further comments.

Noted

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

3A. Building #3 also requires building perimeter landscaping along the east side as it faces Cavanaugh Road. Update the table to include the east side of the building.

An additional category accounting for the landscape along the east side of Building 3 has been added to the chart. The building perimeter landscape requirement has been accounted for with a combination of trees and tree equivalents. The east side of Building 3 is limited in its planting area due to an existing gas easement as well as Sanitary Sewer utilities that serve the building.

3B. Street frontage buffers are measured from the back of walk and not the exterior side of the walk, but the interior side.

Street Frontage Buffer measurement has been revised to show from back of walk.

3C. Include the remainder of the hatch for the sidewalks. It is shown in some locations and then not in others.

Hatch for walk has been revised/added.

3D. Per code, all shrubs shall be contained in edger. Are the shrubs provided not intended to have rock mulch?

Groundplane has been revised to incorporate mulch under shrubs.

3E. There are several parking lot islands that appear to be missing the rock mulch hatch.

Mulch hatch has been added.

3F. Native seed is not permitted in parking lot islands. A few of the islands have native seed with shrubs.

Islands have been revised.

3G. Update the Landscape Areas Table per the comments provided.

Landscape table has been revised.

3H. Update the label being provided for the buffer to indicate a non-street buffer.

Labels have been revised.

3I. Ensure that all single parking lot islands have a minimum of six shrubs.

All parking islands contain at least 6 shrubs.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan

4A. Add the case number for the associated ISP. (typical) COA EDN numbers added to surrounding roadway improvements.

4B. Verify with Aurora Water and Drainage if this statement is adequate. The note has been updated. Tracts A and C are dedicated as drainage easements in their entirety.

4C. Add the following note: Prior to the final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut. The owner has removed the turn lane improvements from this CSP/CD package. It is understood that the improvements will be required when the future commercial pads develop.

4D. Add the following note: Prior to the final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut. The owner has removed the turn lane improvements from this CSP/CD package. It is understood that the improvements will be required when the future commercial pads develop.

4E. Revise the leader locations. Leader locations revised.

4F. Minimum 2% slope in unpaved areas, typical. Grading updated to achieve minimum slopes.

REDLINES:

SHEET 3:

Verify with Aurora Water and Drainage if this statement is adequate.

“PONDS A, B, & C ARE GRANTED TO THE CITY OF AURORA FOR DRAINAGE PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS. THE DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING PONDS A, B, & C.” The note has been updated. Tracts A and C are dedicated as drainage easements in their entirety.

SHEET 4:

All ponds will be owned by the property owner and not the City of Aurora. A drainage easement is to be placed over the ponds to allow City crews to maintain the pond should the owner fail to. The note has been updated. Tracts A and C are dedicated as drainage easements in their entirety.

SHEET 6 & 7:

Add the following note:

Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut. The owner has removed the turn lane improvements from this CSP/CD package. It is understood that the improvements will be required when the future commercial pads develop.

SHEET 18:

Advisory: This meter will need to be removed as part of the civil plans. Note added to civil plans to remove meter.

SHEET 29:

The maximum height of any retaining wall is 8'. The label has been updated. This is a concrete cast in place wingwall extension. The max. height of the MSE retaining walls is 4.0'.

SHEET 34:

Building #3 also requires building perimeter landscaping along the east side as it faces Cavanaugh Road. Update the table to include the east side of the building.

An additional category accounting for the landscape along the east side of Building 3 has been added to the chart. The building perimeter landscape requirement has been accounted for with a combination of trees and tree equivalents. The east side of Building 3 is limited in its planting area due to an existing gas easement as well as Sanitary Sewer utilities that serve the building.

SHEET 36:

Per code, these shrub beds are required to be contained in edger.

Edger has been added.

PLAT:

4G. Verify with Aurora Water and Drainage if this statement is adequate. The note has been updated. Tracts A and C are dedicated as drainage easements in their entirety.

5A. Show EB left turns on Cavanaugh at all accesses on 32nd Ave per TIS

EB left turns added to CDs.

5B. Add and callout the STOP sign. Turn lanes removed so stop sign not provided.

5C. Previous comment not addressed. These two stubs do not appear to be functional walkways. This needs to be modified. Consider removing stubs or providing patterned concrete. The stubs have been removed.

6. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org and Andy Niquette / 303-739-7325 / aniquett@auroragov.org)

6A. The separate documents shown on the first page of the plat need to be submitted to help in the review of the plat and site plan. Add the needed text shown thereon and replace the missing text. The Site Plan shows Utility easements that need to be renamed “Water easements”, on the proposed Plat and the Site Plan. Just make sure the easement is designed in a configuration that is in conjunction with the standards set about by our Fire/Life Safety Department. Please show all the Lot, Tract and R.O.W. lines as continuous lines on the Site Plan. Make sure the names of the easement are consistent between the documents and other pages within the documents. Easements by separate document were submitted to Real Property for review on May 15, 2023. Easements have been renamed on Plat and Site Plan. The Lot, Tract, and ROW are shown as continuous lines. Names of easements are consistent between the documents.

7. Aurora Water (Casey Ballard/ 303-739-7382 / cballard@auroragov.org / Comments in red)

7A. All ponds will be owned by the property owner and not the City of Aurora. A drainage easement is to be placed over the ponds to allow City crews to maintain the pond should the owner fail to.

7B. Advisory: This meter will need to be removed as part of the civil plans. Meter removed and note added to civil plans.