



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

August 10, 2021

John Matthews  
Pickens Technical Collage  
82 Airport Rd  
Aurora, CO 80011

**Re: Second Submission Review – Daybreak at Tower Phase 2 – Site Plan Amendment and Replat**  
Application Number: **DA-1019-07**  
Case Number: **2003-4010-07, 2021-3029-00**

Dear Mr. Matthews,

Thank you for your second submission, which we started to process on July 22, 2021. 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. Although only minor issues remain, there are still several comments from other departments, and you will need to make another submission. Please review your previous work and send us a new submission.

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 call me at 303-739-7227 or email me at [atibbs@auroragov.org](mailto:atibbs@auroragov.org).

Sincerely,

Aja Tibbs, Planner II  
City of Aurora Planning Department

Cc: Weylan “Woody” Bryant, Engineering Service Company  
Scott Campbell, Housing & Community Services  
Laura Rickoff, ODA  
K:\\$DA\2230-00rev1



## Second Submission Review

### KEY COMMENTS FROM ALL DEPARTMENTS

- Address the comments and redlines as required by all other departments.
- Further clarify the original approval vs. the proposed amendment so that it can be easily understood by any reader.
- Ensure that the site plan amendment is consistent with the plat and other applicable land documents.

### PLANNING DEPARTMENT COMMENTS

#### **1. Planning** (Aja Tibbs / 303-739-7227 / [atibbs@auroragov.org](mailto:atibbs@auroragov.org))

1A. Following the direction previously provided by Claire Dalby, the format of the amendment is acceptable. To help track this conversation, and for those who are later viewing this document, please add a note at the beginning of the site plan notes section that clearly identifies the site plan history (the original approval and those sheets that are attached, and remain applicable, vs. the amendment sheets. Please also include a summary of the scope of the amendment (AKA Phase 2) within the site plan notes section.

1D. Based on your comment responses, it appears that the lot boundaries are not being amended, but two of them do not meet minimum lot frontage requirements (and were previously approved that way). Is this correct? If so, we will need to determine if an adjustment process is still required for approval. Was this discussed with Claire? Are you intending to apply for an adjustment with this review, or has one already been granted? Please provide additional information, and I am happy to meet and further discuss if that is helpful.

#### **2. Landscape Design Issues** (Kelly Bish / 303.739.7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments highlighted in teal)

Sheet 5 of 6

- Make the letter associated with the lot diagram larger.

Sheet 6 of 6

- Update the notes at the bottom of the Plant Schedule and move them to Sheet 5 of 5.

#### **3. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

3A. Repeat Comment: Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### **4. Civil Engineering** (Kristin Tanabe / 303.739.7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

SHEET 1

4A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

SHEET 2

4B. Cross pan requires approval from the City Engineer to cross a street mid-block.

4C. Maintenance access is required to the top of the outlet structure.

4D. The street needs to end at the PCR.

4E. ADA ramp required at mail kiosks.

4F. Show existing street lights



- 4G. Add a note that the retaining walls will be maintained by the HOA in perpetuity.
- 4H. Railing is required on all walls greater than 30". Fences must be within 3' of the wall to be credited as a barrier.
- 4I. Add a note that the street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal.

#### SHEET 3

- 4J. Label street slopes
- 4K. Maintenance access is required to the top of the outlet structure
- 4L. Min 2% slope in pond bottom
- 4M. Add note from drainage plan regarding basements for lots adjacent to drainage conveyance. This would impact lots 6, 7, 10, 11, 12.

#### **5. Real Property** (Maurice Brooks & Randy Nelson / 303-739-7294, 303-739-7325 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org), [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / Comments in magenta)

See the red line comments on the plat and site plan for additional details and the specific location of each comment.

#### **Site Plan**

- 5A. Match the site plan document with the subdivision plat (refer to redlined locations)
- 5B. Move the drainage easement label within the drainage easement area.
- 5C. Add the Reception Number to East 22<sup>nd</sup> Place ROW
- 5D. Add Record information for Frank Drive

#### **Plat**

- 5D. The northeast corner of Daybreak at Tower Subdivision Filing No. 1 should be labeled.
- 5E. Show record B&D where Filing No. 1 used to be.
- 5F. Show fence line as supporting boundary evidence.
- 5G. North 3.5' of the 8' Utility easement, per your boundary determination does not exist?
- 5H. Daybreak at Tower Subdivision Filing No. 1 shows 245.00' (show record distance)
- 5I. Label distance of southern line on Block 2.
- 5J. Double-check the labels for easement detail A.

#### **6. Aurora Water** (Nina Khanzad / 303-883-2060 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red SHEET 3

- 6A. Private sanitary line will require license agreement if located in public ROW
- 6B. Callout materials for all existing and proposed pipes- typical
- 6C. Call out all water services, with proposed size and material (typical)
- 6D. Callout dimension from edge of sanitary to property boundary (to be at least 5 ft)
- 6E. Use legend or call out as meter pits typ.
- 6F. Note- Nicor lids are not permitted
- 6G. Where is 4.4 as labeled?
- 6H. Use labeling to identify stormwater improvements and list applicable ones as public (refer to redlines).
- 6I. Make sure the fire hydrant is called out.
- 6J. Call out maintenance access- drainage easement to encompass maint. access.
- 6K. Does the proposed storm pipe connect to an existing manhole?
- 6L. Aurora Water has no record of this fire hydrant (refer to redlined plans) - confirm if existing
- 6M. Note: CPs will require invert elevation of existing and proposed pipes. Pipes to match crowns
- 6N. Note that CPs will require pothole logs of existing infrastructure to proposed connections
- 6O. Fire hydrants to in ROW to be in landscaped area.