



Planning Division  
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Aurora, Colorado 80012  
303.739.7250

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June 4, 2021

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

**Re: Initial 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 initial submission, which we started to process on May 25, 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. Since several important issues still remain, 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 303-739-7266 or email me at [cdalby@auroragov.org](mailto:cdalby@auroragov.org).

Sincerely,

Claire Dalby, 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



## *Initial Submission Review*

### **KEY COMMENTS FROM ALL DEPARTMENTS**

- Address any formatting concerns identified by all departments.
- For clarity and consistency, submit the document as a site plan amendment instead of a new site plan.
- Address all comments from Landscaping, Building, Civil Engineering, Real Property, Aurora Water, and Forestry.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Planning (Claire Dalby / 303-739-7266 / [cdalby@auroragov.org](mailto:cdalby@auroragov.org))**

1A. The site plan document was submitted as if it were a brand-new site plan, not a site plan amendment, so there may be some confusion with the other reviewing departments and the need to clarify the type of application in your next response.

1B. Because this is a site plan amendment, please do not include a brand-new cover sheet. Instead, indicate this new amendment on the original signed cover sheet under the existing amendments. Include the date and a brief description of the amendment.

1C. For consistency and clarity, keep the original site plan sheets but add in all new sheets to the original set. If necessary, cross out entire pages (of the old set) that are no longer up to date. Please contact me if you have questions about this approach.

1D. Delete “with adjustments” from all title blocks.

1E. Please confirm that no original building envelopes have been adjusted.

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

##### **SHEET 4**

2A. Change this sentence to read as follows: Street trees along the internal drive or E. 22nd Circle will be installed as each home is constructed. Ownership and maintenance of the street trees will be by the HOA until individual lots are constructed at which time, the individual property owners will be responsible for irrigation and maintenance.

2B. Can you turn the hatching off and just have the upper line maybe a little thicker/darker?

##### **SHEET 5**

2C. The city does not review individual site plans for front yards.

2D. Update to include the required and provided. It is required by code and needs to be installed to get certificates of occupancy.

2E. Each lot or lot type needs to specifically list the number of plants that are required to be installed per lot. For example: Lots 1, 4 and 7 shall have two trees, and 6 shrubs and 5 perennials. The city inspectors need to know what should be installed on each of the lots prior to a certificate of occupancy. Also, the contractors cannot be held accountable for determining what is to be installed on each lot.

2F. These are good examples as typical, but there is no legend provided to tell anyone what the hatching means, what the circles mean in terms of plant material i.e. shrubs, trees, evergreen trees, perennial, grasses etc.

2G. Remove

2H. If this hatch represents sod, it cannot occur in front yards that have less than 400 contiguous sf.

##### **SHEET 6**

2I. Provide these numbers as percentages of the overall landscape as well.

2J. Already stated in the first set of notes on this page.

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

3A. 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. Building Department** (Jeff Goorman / [jgoorman@auroragov.org](mailto:jgoorman@auroragov.org) / 303.739.7464 / Comments in blue)

## SHEET 1

- 4A. Remove this note. These are single family homes.  
4B. No fire lanes identified on this site. Remove this fire lane note.  
4C. If no storage units are part of this site remove this note.

**5. Traffic** (Brianna Medema, / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in gold)

## SHEET 2

- 5A. Remove these ramps. Can provide a single set in the center, but this location is too close to a 90 degree turn.

## SHEET 3

- 5B. With this layout, utilities will be required to be under driveway. Is this ok? Or is a shared driveway proposed (lot 3 & lot 4 and Los 10 and Lot 9) more appropriate with this layout?

## SHEET 4

- 5C. Review COA STD TE-13.3. Minimum 50' from stop sign to first tree. Please shift tree

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

## SHEET 1

- 6A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.  
6B. Verify with Traffic that these crossings are permitted

## SHEET 2

- 6C. Wood/timber retaining walls are not permitted. Railing or barrier is required on all walls greater than 30"6D.  
6E. Indicate length of reverse curve. 40' minimum, typical  
6F. Show proposed mail kiosk locations  
6G. Show/label maintenance access to pond bottom and top of the outlet structure  
6H. The intent was to end the street section here and provide a sidewalk across the street as the image in the pre-app notes indicated. A maintenance access shall remain to the existing pond to the east, but the remaining asphalt shall be removed  
6I. Street light required at intersections  
6J. Include typical street section  
6K. 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

- 6L. 3:1 max slope, typical  
6M. Show/label 100-year water surface elevation, indicate direction of emergency overflow  
6N. Show/label maintenance access to pond bottom and top of the outlet structure  
6O. Label street slopes as well as slopes in tracts. Min 2% slope in pond bottom and in tracts, max 4:1 slope for pond side slopes, max 3:1 slopes on site



**7. Real Property** (Maurice Brooks & Andy Niquette / 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. The Title Work needs to be updated to have the hyperlinks activated – some reception numbers are not active. Send in the Certificate of Taxes Due for the site. The wood retaining wall on the western side of the subdivision needs to be covered by a License Agreement, contact Grace Gray to start the License Agreement process.

**Site Plan**

Please refer to the site plan for all miscellaneous redlines.

**Plat**

Please refer to the plat for all miscellaneous redlines.

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

- 8A. Hydrant to be in pocket utility easement of ROW- in landscaped area (typ)
- 8B. Need to maintain appropriate clearances between water and sewer on CDs
- 8C. List as private downstream of WM
- 8D. Subject to irrigation fees
- 8E. Water meters to be located in pocket utility easements or in ROW in landscaped areas (typ all) free from obstructions
- 8F. Identify what hatching means
- 8G. Indicate acreage of disturbance

SHEET 4

- 8H. Show all pocket utility easements in landscape plans

**9. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

9A. There are trees that will be impacted by this development. They are located in the north portion of the property above the E 22<sup>nd</sup> Cir loop. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the submittal, which includes species, size, condition, and location factors. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://auroraver2.hosted.civillive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

**10. Xcel Energy** (Donna George / 303-571-3306 / [donn.l.george@xcelenergy.com](mailto:donn.l.george@xcelenergy.com))

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the site plans and plat for Daybreak at Tower Phase 2. Please be aware there are already natural gas and electric distribution designs for this development. Should there be any changes that would affect these designs, the property owner/developer/contractor must contact the Designer that was assigned to this project.



**11. Adams County (720-523-6859 / [developmentsubmittals@adcogov.org](mailto:developmentsubmittals@adcogov.org))**

Thank you for including Adams County in this review. It does not appear that any unincorporated Adams County residents or roads will be affected as a result of this development, therefore the County has no comment on this proposal.

**SHEET SDP-2**

14C. Slope/grading for this utility easement will make it difficult to access WL. Please provide slope of grading. WL may need to be relocated

14D. Needing water quality prior to entering public storm? PW to define

**SHEET SDP-3**

14E. Provide fixture unit table

14F. Requires a pocket utility easement. Reference AW spec section 5.04

14G. No structural encroachments in easement

14H. Planning on making this an external drop?

**SHEET SDP-5**

14I. Indicate all easements and water meter

**SHEET SDP-6**

14J. Indicate all easements and water meter