



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

April 15, 2024

Luke Cannon
Koelbel And Company
5291 E Yale Ave
Denver, CO 80222

Re: Initial Submission Review: The Point at Nine Mile Station Subdivision Filing No 3 – Replat
Application Number: DA-2061-09
Case Numbers: 2024-3013-00

Dear Mr. Cannon:

Thank you for your initial submission, which we started to process on Monday, March 28, 2024. 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, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Thursday, May 9, 2024.

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) 739-7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fettig, AICP
Planner II
City of Aurora Planning Department

cc: Mikaela Moore - Kimley-Horn 4582 S Ulster St Ste 1500, Denver, CO 80237
Cesarina Dancy, ODA
Filed: K:\SDA\2061-09rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Conformance with Master Plan
- Technical Comments on Plat

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Twenty-Three (23) registered neighborhood organizations and three (3) abutting property owners were notified of the application. As of the date of this letter, no public comments have been received. Therefore, no neighborhood meeting will be required. Review comments were received by the three outside agencies and have been incorporated into this letter.

2. Completeness and Clarity of the Application

- 2A. Please note that the development application balance of **\$11,256.00** is due prior to the 2nd submission of your application materials.
- 2B. All Sheets: Please remove the Preliminary note from all sheets.

3. Zoning and Subdivision Use Comments

- 3A. The property is currently zoned Mixed-Use Transit-Oriented Development District (MU-TOD). Any future development and uses will need to comply with this zone district.
- 3B. It appears that the private street layout on Sheet 2 is different than the street layout identified in the Master Plan. Can you please provide some background and documentation on how you arrived at the current street configuration?
- 3C. All future developments shall be consistent with the approved The Point at Nine Mile Station Master Plan. Deviations from the approved master plan will require amendments and additional processes.

4. Subdivision Plat Comments

- 4A. Sheet #1: Increase vicinity map size for improved legibility.
- 4B. Sheet #2: Clearly define/delineate boundary between Tracts A & B.
- 4C. Sheet #2: Create separate tract (Tract D) for this portion of Tract B as it functions in a different capacity.
- 4D. Sheet #2 Please add the names of the private streets to the Plat.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

5. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

- 5A. Sheet 2: Please show inside and outside fire lane radius per section 4.07.1.01 of the COA Roadway Design & Construction Specifications.

6. Traffic Engineering (Jason Igo / jjigo@auroragov.org / Comments in orange)

- 6A. Traffic Engineering has reviewed the submittal and has no comments as currently proposed.

7. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

- 7A. Is there an associated Site Plan Amendment in process for these changes?
- 7B. Please show the required inside and outside turning radius for all Fire Lane Easements. (29' inside & 52' outside).
- 7C. Please provide a Curve Table.
- 7D. At the mid-point of the Fire Lane Easement is there an island bump-out and crosswalk that should be shown on the Re-plat?

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

8A. Sheet #2: There is a public storm in Tract C as part of the Nine Mile Pedestrian Bridge (EDN 222208). Is Tract C to be a storm easement as well?

9. Revenue: Aurora Water / Taps Office (Melody Oestmann / moestman@auroragov.org)

9A. Storm Drain Development Fee Due: 8.22 acres x \$1,242 = \$10,209.24. This fee is due before plat recording.

*Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.

10. PROS (Abigail Scheuermann / ahscheue@auroragov.org / Comments in mauve)

10A. PROS has reviewed the submittal and has no comments as currently proposed.

11. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 11A. Sheet #1: (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 11B. Sheet #1: (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- Send in the closure sheet for the description.
 - Send in the State Monument Records for the aliquot corners used in the plat.
 - See the red line comments on the plat and site plan.
- 11C. Sheet #1: Revise vicinity map showing E. Dartmouth Avenue, and E. Cornell Avenue., and label publicly dedicated streets within ½ mile of the site (Typical) COA 2023 Subdivision Plat Checklist Item #3.
- 11D. Sheet #1: Dedication Statement- "Streets and"? Match the dedicatory language exactly as provided in the COA 2023 Subdivision Plat Checklist.
- 11E. Sheet #1: Add Tract C ownership and maintenance to the Notes section.
- 11F. Sheet #1: Provide the date in the Surveyor's Certificate before final submittal.
- 11G. Sheet #2: Describe monument, e.g., No. 6 rebar & Complete cap stamping.
- 11H. Sheet #2: Show dimensions if the easement crosses a lot or tract line per 2023 COA Plat Checklist Item No. 16. b.
- 11I. Sheet #2: Show controlling monuments for set monuments (Typical) Per COA 2023 Subdivision Plat Checklist Item #13.d. (1) Monuments must be set on the subdivision external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or ¼ Section) Corner Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."
- 11J. Sheet #2: See COA 2023 Subdivision Plat Checklist Item 12.b. that references AES Board Rule for the basis of bearing that requires monuments at both ends of the line used.
- 11K. Sheet #2: Add bearings and distances to easement lines per 2023 COA Plat Checklist Item No. 16 b. Typical, all easement lines.
- 11L. Sheet #2: Show dimensions if the easement crosses the lot or tract line.
- 11M. Sheet #2: Provide recording information/reception number before final submittal for utility easement.



12. Land Development Services – Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

12A. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

REFERRAL COMMENTS FROM OTHER AGENCIES

13. Arapahoe County Engineering

13A. Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted. Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

14. Arapahoe County Planning

14A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

15.CDOT- Steve Loeffler

15A. I have reviewed the Plat/Replat and don't see any issues from the Survey/ROW side. There are no new dedications of ROW being made, and the A-line that is referenced appears to match up correctly with the CDOT ROW plans and deed for AC-115 Rev 2