

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



May 10, 2024

James Spehalski  
Cottonwood Creek Investors, LLC  
9750 W Cambridge Pl  
Littleton, CO 80127

**Re: Technical Submission Review – Cottonwood Creek Phase 1 – Site Plan, Two Infrastructure Site Plans, and Subdivision Plat**  
Application Number: **DA-2019-02**  
Case Numbers: **2023-4005-00; 2023-6016-00; 2023-6017-00; 2023-3012-00**

Dear Mr. Spehalski:

Thank you for your technical submission, which we started to process on April 29, 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 a technical submission. You will continue to make technical submissions until there are no further comments. Please revise your previous work and send us a new submission after June 10, 2024. As always, if clarification or additional information is needed, please do not hesitate to reach out and schedule a comment review meeting.

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 changes to your documents other than those requested, be sure to list them specifically in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, Planner II  
City of Aurora Planning Department

cc: Garrett Graham, PCS Group  
Brit Vigil, ODA  
Filed: K:\\$DA\2019-02tech1



## Technical Submission Review

### SUMMARY OF KEY COMMENTS

- Please review the various site plan and ensure the sheet indexes are matching the sheet numbers (Planning)
- Small comments regarding signage and sign locations (Traffic).
- Aurora Water will not approve the Site Plan until the Preliminary Drainage Report is approved.
- Work with Aurora Water and Land Development Services on water easements and dedication.
- On Sheets L1.31 and L1.32, the width of the sidewalk, which serves as the frontage of the future school on the north side of Iliff Ave is not clearly shown as 8 feet wide. These sidewalks are required to be 8' wide (PROS).
- Please work with Roberta Bloom regarding outstanding Public Art Comments. The approved public art plan should be uploaded into the portal upon the next submission.

### PLANNING DEPARTMENT COMMENTS

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

- 1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups during this application review.

#### 2. Completeness and Clarity of the Application

- 2A. As the application moves closer to recordation, please concentrate on finishing the easement dedication and outstanding plat comments. The plat needs to be recorded ahead of any site plan.
- 2B. Typically, townhome architectural elevation is required as part of the site plan set per the UDO. Staff reviewed the previous two reviews and did not see any architecture discussed or part of the submissions. Another option is to have townhome architecture come in for review ahead of building permits. If architecture is to come ahead of building permits, please include a note on the site plan cover. Please note: single-family detached and duplex architectural elevations are not required during the site plan review.
- 2C. Continue working on the avigation easement for this development. Please sign and execute the easement to be recorded. Note: the Buckley Space Force Base easement is the only avigation easement required; the DIA easement is not applicable as this property is not within that influence district.
- 2D. Ensure that the sheet numbers match the keymap (Typ. of all sets). Staff did see a conflict in ISP 1.

#### 3. Zoning and Subdivision Comments

- 3A. No further comments.

#### 4. Streets and Pedestrian Comments

- 4A. No further comments.

#### 5. Office of Energy and Environment (Maria Alvarez / [malvarez@auroragov.org](mailto:malvarez@auroragov.org))

- 5A. No new comments.

#### 6. Landscaping Comments (Tammy Cook / 954-684-0532 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

- 6A. No further comments.

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

- 7A. Addressing comments have been addressed.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 8. Civil Engineering (Kendra Hanagami / 303-739-295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)

- 8A. No further comments.



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

Site Plan

Sheet 9

- 9A. Use Sign K assembly at the crossing, add note that RRFB included at this crossing.
- 9B. Add Sign O assembly on this stretch of E Asbury Ave.

Sheet 10

- 9C. Relocate Speed Limit sign north.

Sheet 2.10

- 9D. STOP & street name signs required here.

Infrastructure Site Plan 2 Comments

Sheet 5

- 9E. Sign B has a min of 48"x24" and must be noted on the site plan.

**10. Fire / Life Safety** ((Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org)) & (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org)) Comments in blue)

- 10A. No further comments.

**11. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

Site Plan

Sheet 1.0

- 11A. The Site Plan will not be approved by Aurora Water until the Preliminary Drainage Report is approved.
- 11B. Number of units does not match Master Utility Conformance Letter. Please verify and update.

Sheet 43

- 11C. Please add a Water Sampling Station per Aurora Water standards.

Sheet 45

- 11D. The water meters within this private drive will require dedicated pocket water easements.

Sheet 49

- 11E. The water meters within this private drive will require dedicated pocket water easements.

Infrastructure Site Plan 1 Comments

- 11F. ISP 1 will not be approved until the Preliminary Drainage Report (PDR) has been approved. Ensure changes in PDR are reflected in this ISP.

Sheet 50

- 11G. Utility Corridor or Easement is needed for future 60" waterline. Show on Utility Sheets.

Sheet 52

- 11H. Connection to Zone 5 is at this location. Contractor to verify isolation valve and blow-off. Weld-on tap may not be necessary.

Sheet 60

- 11I. Provide clarity on the 48" extension north along Monaghan Road. See additional comments on ISP-2.

Sheet 62

- 11J. Utilities are not shown. Either provide or delete references.

Infrastructure Site Plan 2 Comments

Sheet 3

- 11K. Provide narrative regarding the 48" water main which extends north along Monaghan Rd. This water main was a part of the Parklands MUS. Coordination will be required with Parklands to install water main or provide utility corridor for future install.

Sheet 5

- 11L. Size discrepancy. Please revise.
- 11M. Who will be responsible for installing these water mains?



**12. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

- 12A. The width of the sidewalk which serves as the frontage of the future school on the north site of Iliff Ave is not clearly shown as 8 feet wide. Clean up the duplicate parallel line to clarify the width. If the sidewalk is to be built by the school district, differentiate the linework to indicate the improvement will be a future phase of construction.

**13. Land Development Services** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 13A. (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.)
- 13B. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 13C. (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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.
- 13D. See the red line comments on the plat and site plan.
- 13E. Send in the State Monument Records for the aliquot corners used in the plat.
- Plat*  
*1 of 17*
- 13F. Tracts D and M are missing in note 7 - are they privately owned and maintained?
- 13G. Small text updates to the notes on the cover sheet. Please see pdf for details.
- Plat*  
*3 of 17*
- 13H. What type of Water is this? please confirm with Aurora Water.
- 13I. Add the scale for the detail.
- Plat*  
*All sheets*
- 13J. Add the scale for the details.
- 13K. Tract names must match the site plan and plat.

**14. Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org) )

*Public Art*

- 14A. Public Art remains outstanding and further coordination with Roberta Bloom is advised. The park within this application has designated public art. Please upload a separate file specifically for public art that include design ideas, timeline and overall fee schedule.

**15. Revenue** (Melody Oestmann / 303-739-7395 / [moestman@auroragov.org](mailto:moestman@auroragov.org))

- 15A. Storm Drain Development Fee Due 322 acres x \$1,242.00 = \$412,344.