



Planning Division
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June 17, 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 June 5, 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 July 22, 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.

Sincerely,

Ariana Muca, Planner II
City of Aurora Planning Department

cc: Garrett Graham, PCS Group
Brit Vigil, ODA
Filed: K:\\$DA\2019-02tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS

- Minor comments regarding the utility conformance letter and plat
- Please upload the completed avigation easement to the portal

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. 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.
- 2B. 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. This needs to be uploaded to the portal.

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)

- 5A. No new comments.

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

- 6A. No further comments.

7. Addressing (Phil Turner / 303-739-7357 / pturner@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 / Comments in green)

- 8A. No further comments.

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

- 9A. No further comments.

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

- 10A. No further comments.



11. Aurora Water (Daniel Pershing / 303-739-7646 / 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?

Utility Conformance Letter

- 11N. Missing Aurora Water - Utilities Division and Fire Department signature lines.
11O. Missing Engineer's statement and signature line.
11P. Missing the commercial and school loading.
11Q. Please add: "As Aurora Water updates its City-wide Water Master Plans, the applicant acknowledges modifications to the approved Master Utility Study may be required to meet service level demands and water quality standards".
11R. When submitting for signature please ensure the exhibits have the typical title block for civil plans.
11S. See comments throughout the report.

12. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

- 12A. No further comments.

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

- 13A. Minor comment on the plat. Please see the detail change on sheet 12.

14. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 14A. No further comments.



15. Revenue (Melody Oestmann / 303-739-7395 / moestman@auroragov.org)

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