



Planning Division  
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Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

March 18, 2024

Megan Waldschmidt  
Westwide Investment Partners  
4100 E Mississippi Avenue, Suite 500  
Denver, CO 80246

**Re: Initial Submission Review:** High Point PA-74 Neighborhood Park – Site Plan  
**Application Number:** DA-1746-41  
**Case Numbers:** 2024-4006-00

Dear Ms. Waldschmidt:

Thank you for your initial submission, which we started to process on February 26, 2024. We have reviewed your plans and attached our comments along with this cover letter.

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 April 11, 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 give me a call. I may be reached at 303-739-7857.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, AICP  
Senior Planner III, City of Aurora  
Planning & Business Services Department

cc: Al Cunningham, PCS Group  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1746-41rev1.rtf



## Initial Submission Review

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

- 1A. Add a label for 64<sup>th</sup> Avenue to the Vicinity Map.
- 1B. Include bicycle parking spaces in the Data Block. In addition, please modify the bicycle racks to be individual inverted-U racks instead of the proposed multi-loop racks.
- 1C. Label the dog park on Sheet 2.
- 1D. Add the fence surrounding the dog park to the legend and include a detail of the fence with the materials and height.
- 1E. Please provide a direct connection from the sidewalk at the northwest corner to the dog park path where requested on Sheet 2.
- 1F. Clarify if any monument signs are proposed for the park. If so, please identify the location on the Site Plan and include in the Data Block.

### **2. Landscaping Issues** (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

- 2A. Add hatch patterns for the crusher fines path, utility service entry road, and cleared dirt path to Sheet 2.
- 2B. Label the E-470 ROW, street to the west side of the park, and 65<sup>th</sup> Avenue.
- 2C. Include curbside landscape trees grayed back and note the case number and project name (CN 2022-4009-00 and High Point PA-5C).
- 2D. Provide a legend for the numbers with circles on the plan.
- 2E. In the landscape table, there are 73 trees total in the plant list on Sheet 5. It does not appear to exclude the street trees as noted.
- 2F. Provide a table that documents the high, medium, and low water use areas by square footage and by percentage of the overall landscape area for the entire development.
- 2G. Provide the correct total overall landscape area as it varies on different sheets.
- 2H. Fix the label cut off by the viewport.
- 2I. The street tree in the Plant Schedule along 65<sup>th</sup> Avenue should be 2.5" caliper.

### **3. Civil Engineering** (Kendra Hanagami / 303-739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)

- 3A. Show the background for and add a reference to the Civil Plans that include the infrastructure (sidewalk and sidewalks) that are included in the approved plan set for Banyan High Point Subdivision Filing 1 (EDN 224041 for 65<sup>th</sup> Avenue).
- 3B. Per Section 4.08.1 and 4.04.2 of the Roadway Manual, identify the public / private ownership of all streets and street classification.
- 3C. Identify these rectangles in the legend and add a callout indicating what they are. If these are intended to be landscape openings, please remove the solid line that seems to indicate a landscape strip behind the northern curbline along 65<sup>th</sup> Avenue.
- 3D. Please ensure linetypes on the plan match those in the legend.
- 3E. The Master Plan and PIP show that the road turns and that there is an intended access point to the east into PA-26. Show the interim and ultimate condition for this site on the Site Plan.
- 3F. Dedicate a fire lane and public access easement where requested by separate document, or reconfigure the turnaround so that the hammerhead does not encroach onto the Denver Water easement.
- 3G. Evaluate existing approved Civil Plan street lighting for compliance with the 2023 Roadway Manual. Photometrics will be required during the Civil Plan submittal. If necessary, add additional street lights along the north side of 65<sup>th</sup> Avenue.

### **4. Traffic Engineering** (Jason Igo / 303-739-1792 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

- 4A. Add the requested note regarding signage and striping.
- 4B. Show existing and proposed signs and sight triangles.
- 4C. Show a path in the northwest corner so people don't have to travel as far to get to the dog park.



**5. PROS** (Scott Hammons / 303-739-7147 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in purple)

- 5A. Add the PROS standard note to the Cover Sheet.
- 5B. Label grades and widths on all sidewalks, trails, and paths on the Grading Plan. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements.
- 5C. Include a fence detail on the detail sheet.
- 5D. Will there be any amenities in the dog park area? Please include details.
- 5E. Call out play surface on the playground.
- 5F. Specify what component of the play structure is specifically designed for ADA play.

**6. Aurora Water** (Jenny Wynn / 724-258-6523 / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red)

- 6A. The Site Plan can not be accepted until the Preliminary Drainage Report is complete.
- 6B. Advisory Comment: A license agreement will be needed for private storm through this water easement. Coordination with Denver Water may also be necessary.

**7. Fire / Life Safety** (Steve Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

- 7A. Show and label all existing and proposed fire hydrants.

**8. Land Development** (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta)

- 8A. Submit required easement dedication documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).

**9. Denver Water** (Gina Begly / 303-628-6219 / [gina.begly@denverwater.org](mailto:gina.begly@denverwater.org))

- 9A. There is a proposed frisbee golf course within our 100' easement as shown on the Site Plan. Frisbee golf cages must be temporary/portable so that they can be easily removed for driving across or removing for construction purposes. They cannot be anchored below grade and must sit at grade with a portable base.

**10. E-470 Public Highway Authority** (Brandi Kemper / 303-537-3727 / [bkemper@e-470.com](mailto:bkemper@e-470.com))

- 10A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
- 10B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 10C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>.
- 10D. E-470 will be widened to 4 lanes in each direction in the future.
- 10E. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 10F. An entity will need to take responsibility for the ongoing maintenance of any improvements within the ROW and MUE.
- 10G. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 10H. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 10I. Any fencing disturbed will need to be reset meeting E-470 specifications.
- 10J. A comment/response document would be helpful to track the revisions to each submittal.
- 10K. Additional comments will be issued as design progresses.