

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



August 30, 2021

Paul Hyde  
Hyde Development  
800 LaSalle Avenue #120  
Minneapolis, MN, 55402

**Re: Third Submission Review:** High Point – Hyde Industrial Building No. 1 – Site Plan and Replat  
**Application Number:** DA-2233-01  
**Case Numbers:** 2020-6059-00; 2020-3057-00

Dear Mr. Hyde:

Thank you for your submission. 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.

The Administrative Decision is scheduled for the September 15, 2021. Please be advised, the application will be administratively approved with conditions. There are several outstanding items to be resolved prior to the completion and recordation of this Site Plan, as well as, the completion and recordation of the High Point-Hyde Preliminary Plat No. 1.

Please remember that abutter notices for the Administrative Decision must be sent, and the site notification posted at least 10 days prior to the approval date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

Outstanding items will need to be addressed in a technical corrections submittal. Please revise your previous work and resubmit on or before September 20, 2021. 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 303-739-7261 or [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org).

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Samantha Crowder, Norris Design  
Diana Rael, Norris Design  
Ted Swan, Ware Malcomb  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2233-01rev3rtf



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Include all improvements for 63<sup>rd</sup> Avenue (Planning)
- Site Plan approval subject to approval of the Preliminary Drainage Report (Public Works Engineering)
- Resolve TIS issues; show street striping, pedestrian crossings and sight triangles (Traffic)
- Include pipe dimensions and pocket easements (Water)
- Identify future open space (PROS)
- Show Knox Box at Riser Room, revise signage and add note (Life/Safety)
- Shift plant material to maximize benefit of berm (Landscape)
- Complete easement and right-of-way dedication (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Streets, Easement and Pedestrian Issues**

1A. Verify whether the full section of 63<sup>rd</sup> Avenue will be constructed in one phase. The improvements are shown in these plans and there is an expectation that they will be completed with this Site Plan. That includes landscape and street-lights unless otherwise noted. Revise references the street-lights on 63<sup>rd</sup> are existing and/or to be provided by others. They are not included in the adjacent site plan.

1B. Verify with Real Property that the “Temporary Work Space” and “Right-of-Way” easements do not need to be shown if they are expired and no longer in effect.

1C. The accessible route to the public street is not shown consistently. Additionally, the route must be paved in its entirety.

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

##### **Site Plan**

2A. Add a larger Key Map at the beginning of the plans that shows the entire site and references the areas included on each sheet. Add the sheet references to the Key Map shown on each sheet.

2B. Add a north arrow to the Key Map. Make sure there is a north arrow and scale on every sheet.

2C. Show the details/surface materials and outlines of the patio areas on the site plan sheets and grading plans. The materials are not consistent with the landscape plans.

##### **Photometrics**

2D. The average light values in the parking areas shall be no less than 2 footcandles (Section 146-4.9). There are several areas that need additional illumination.

2E. Lights along 63<sup>rd</sup> Avenue are referenced as existing; however, they are not included in the adjacent site plan. Revise the plans to include 63<sup>rd</sup> Ave. and update the photometric plan.

2F. The accessible route may be no less than 1 footcandle in its entirety.

2G. Reference the redlines for all comments and notations.

#### **3. Landscaping Issues**

3A. Add a note that curbside landscape along Denali Street is designed in the Denali ISP and will be installed with the construction of this site.

3B. Perennials may be provided as accents in landscape buffers, however, they may not be counted toward the minimum plant quantity. Please update the counts in the landscape tables. I requested perennials to be identified in the landscape tables during the last review. Please excuse my error.

3C. As designed, there is no landscape on the berm as shown in the section. Shift shrubs onto the berm to maximize screening.

3D. Parking rows shall have a terminal island with a minimum width of 9' for landscape. This is still required even if there is a sidewalk. One tree is required per 9' x 18'.



- 3E. There are two different symbols for rock mulch. What is the difference between the two? Identify in the notes.
- 3F. Include parking lot lights as free-standing lights in the notes.
- 3G. Show the accessible route.
- 3H. Address notes and comments on the redlines.

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

4A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**5. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)**

**Site Plan**

- 5A. Remove the right-of-way label on the internal, private drive.
- 5B. Add the note about final street light placement on Sheet 3.
- 5C. Consider relocating the stop sign in the northeast corner of 63<sup>rd</sup> Avenue and Coolidge Street to a corner with a stop sign.
- 5D. Label slopes, including street slopes, and add more slope labels.
- 5E. Label the proposed EURV & WQ pond "Private."
- 5F. The minimum slope for asphalt pavement is 1%.
- 5G. The Site Plan will not be approved until the Preliminary Drainage Report is approved.

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

6A. Due to the most-recent updated Master Traffic Impact Study for High Point-Hyde Industrial (RSN 1449865), there are various elements in the design of this Building 1B Site Plan (RSN 1499170) that are still outstanding, including auxiliary lanes on Denali Street, queuing issues at 61<sup>st</sup> Avenue and Denali Street, including increased volumes presented at 60<sup>th</sup> Avenue and 64<sup>th</sup> Avenue. While the updated Master TIS is not included in the review for the Site Plan for Building 1B, given these issues are currently undergoing resolution, this Building 1B Site Plan cannot be approved by Traffic Engineering until a resolution is achieved to issues identified in the Master TIS.

**Site Plan**

- 6B. Include roadway and pedestrian crosswalk striping and call outs on all Site Plan sheets.
- 6C. Add the note provided on Sheet 2.
- 6D. Identify the future traffic signal at Coolidge Street and 64<sup>th</sup> Avenue.
- 6E. Label, remove or relocate signs as noted on the redlines.
- 6F. Adjust the accessible ramp locations on Denali Street to minimize the crosswalk skew.
- 6G. Replace Note 12 on Sheet 34 with the language provided on the redlines.
- 6H. Verify plant height meets sight triangles COA Roadway Specifications, Section 4.04.2.10 requirements
- 6I. Add sight triangles as indicated.
- 6J. See redlines to reference all comments.

**7. Fire / Life Safety (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)**

**Site Plan**

- 7A. Add the note provided on Sheet 2 of the redlines. (Repeat comment)
- 7B. Add the updated sign and notes provided on Sheet 7.
- 7C. Provide a Knox Box at the fire riser room door. Add on the Site, Utility, Landscaping and Photometric Plans.
- 7D. See redlines for all comments and notations.

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

- 8A. Include the riprap rundown in the drainage easement.
- 8B. Label the pond as private.
- 8C. Label storm sewer collecting site flows as private.
- 8D. Label the sizes of all pipes on all applicable sheets.
- 8E. Show, label and dimension all pocket utility easements on all applicable sheets.
- 8F. A License Agreement will be required if the private storm line is encroaching into easement(s).
- 8G. Include general note that downstream of the water meter will be listed as private, upstream is public. The meter is to be located in landscaped area.

**9. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)**Site Plan**

- 9A. Per the update to the High Point-Hyde Preliminary Plat, several areas are to be dedicated as open space adjacent to Possum Gully, including ~ 2 acres just south of the water quality pond. This should be identified as future open space to be dedicated with associated filing.

**10. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 10A. There are several easements and rights-of-way shown that need to be dedicated by separate document. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for easement questions or concerns. The Site Plan cannot be recorded until all documents are ready for recordation.

- 10B. Confirm with Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) that she has everything needed for the License Agreement.

**Site Plan**

- 10C. Add reception numbers for dedicated easements and right-of-way.
- 10D. Label lot line distances as noted on the redlines.
- 10E. The monument signs are encroaching into the 50' right-of-way easement and must be included in the license agreement.
- 10F. Address all notations in the redlines.

**Final Plat**

- 10G. Provide an updated Title Commitment that is within 120 days of the plat approval date.
- 10H. Revise the Basis of Bearing.
- 10I. Add language to Surveyor's Certificate as shown on the redlines.
- 10J. Add a Key Map for all the views on all the graphic pages.
- 10K. Add the full description of stamping on the cap(s).
- 10L. Label adjacent lots and blocks.
- 10M. Fill in missing recordation information of adjacent plat(s) and right-of-way dedication.
- 10N. Add the right-of-way line distance on Sheet 4, and the distance between the pins on Sheets 6 and 7.
- 10O. Revise the detail on Sheet 7 as shown on the redlines.
- 10P. Reference redlines for all comments and notations.