



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

Worth Discovering • [auroragov.org](http://auroragov.org)

December 21, 2023

Ted Laudick  
Colorado International Center Metro District 4-5  
4100 E Mississippi Avenue, Suite 500  
Denver, CO 80246

**Re: Initial Submission Review:** High Point PA-12a Neighborhood Park – Site Plan  
**Application Number:** DA-1746-39  
**Case Number:** 2023-4022-00

Dear Mr. Laudick:

Thank you for your initial submission, which we started to process on Monday, November 27, 2023. We reviewed it and attached our comments along with this cover letter. The letter contains comments from all city departments and outside agencies.

Since some important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 16, 2024 to remain on schedule.

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,

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

cc: Al Cunningham, PCS Group  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1746-39rev1.rtf



## *Initial Submission Review*

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

1A. Remove “Contextual” from the title on all sheets. CSPs do not exist anymore in the UDO and all plans are called Site Plans.

1B. Please refer to all sheets in numerical order (1, 2, 3, etc.) instead of by C-1, L-1, etc. Also remove “of 8” from all sheets in case sheets are added or removed in the future.

1C. Please add a box around the Amendment Block for future amendments.

1D. Include additional street names in the Vicinity Map.

1E. Please clarify if any monument signs are proposed for the park. If so, identify the location of it on the Site Plan, note it in the Data Block, and include a detail of the monument sign base.

1F. Darken the property line and gray back the adjacent lots / plans a little more (like the Landscape Plan) just so it's clear what is on-site vs. off-site.

1G. The bike racks need to be inverted-U racks per the UDO and should be designed to provide at least two points of contact with the bicycle. Please provide separate inverted-U racks instead of loop racks.

1H. Please remove the Irrigation Plans from the Site Plan. They are a separate submittal and application to Aurora Water.

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

#### *Sheet 1*

2A. Landscaping shall be installed upon completion of the construction of the park which is to occur upon completion of 50% of PA-5a and 5b.

#### *Sheet 4*

2B. Include the name of this project and the CN for this area.

2C. Shift the PE2 as it on top of storm pipe.

2D. Label all streets.

2E. Provide a legend for the hatch patterns.

2F. Update this information to be titled Tract Landscape Requirements. Include the requirements in this information (i.e. 1 tree and 10 shrubs per 4,000 square feet).

2G. Provide the City of Aurora general landscape notes.

2H. Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface.

2I. Add the street names to the Standard ROW table.

2J. On the planting plan, there are keys missing for the shrubs along the curbside landscape areas.



- 2K. Provide the percentages of each of the categories as a percentage of the overall landscape area.
- 2L. Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the Site Plan.
- 2M. Include NOT FOR CONSTRUCTION on each sheet as the city does not review construction documents.

*Sheet 5*

2N. Shrubs in the curbside landscape area shall be 5 gallons.

2O. GES appears to be missing from the plant list.

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

3A. Add the requested note to Sheet 1.

3B. Per Section 4.04.2, please label the street classification and whether it is private or public on all sheets.

3C. Align the 8' concrete path with the curb ramp crossing.

3D. Provide an RSN/EDN for the adjacent design and approved drawings.

3E. Add the requested grading notes to Sheet 3.

3F. Ensure the legend matches the plan view.

**4. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

4A. To accentuate the crossing, please add continual crosswalk markings per COA's Roadway Manual Standard TE-12.1.

**5. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

5A. There are no Aurora Water comments at this time.

**6. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

6A. Show the accessible route to the shade structure.

6B. Will parking be available and if so, are any of the spaces designated for accessible parking?

6C. If any roads are currently not built, at least one road must be provided with approved surface and a means of turnaround for fire apparatus.

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

7A. Please provide more information on the programmatic elements and grade change for the patio / terrace connecting the park and multi-family.

7B. Call out trash cans.

7C. Where will the drinking fountain be?

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

8A. There is a possible need for easements and easement releases.



**9. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

9A. See the attached comment letter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

December 14, 2023

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Sarah Wile

**Re: High Point PA-12A Neighborhood Park Site Plan, Case # DA-1746-39**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **High Point PA-12A Neighborhood Park**. Please note there appears to be planned underground electric distribution facilities along South Nepal Street. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)