

Planning Division
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April 19, 2017

Norris Design
Eva Mather
1101 Bannock Street
Denver CO 80204

Re: Initial Submission Review – Southshore at Aurora CSP No. 1– Minor Amendment
Case Number: 2003-4027-04

Thank you for your initial submission, which we started to process on April 6th, 2017. We reviewed it 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.

Since a few 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 Friday, May 2, 2017.

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 303-739-7249 or at sullman@auroragov.org.

Sincerely,

Sara Ullman, Planner I
City of Aurora Planning Department



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Obtain a license agreement through Public Works Real Property Services for metro district maintenance of landscape and irrigation within subject Powhaton medians.
- Show site distance triangles as per city code.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Please revise your CSP as per the comments from Parks and Traffic.

2. Landscaping Issues

David Barrett / 303-739-7133 / wbarrett@auroragov.org

2A. No comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Parks Department

Chris Ricciardiello/ (303) 739-7154/ cricciar@auroragov.org

3A. Add a note on the plan sheets that commits the Southshore metro district to “in perpetuity” maintenance of the landscape and irrigation system within the Powhaton medians in question.

3B. Obtain a license agreement through Public Works Real Property Services for metro district maintenance of landscape and irrigation within subject Powhaton medians.

4. Traffic

Victor Rachel/ (303) 739-7309/ vrachael@auroragov.org

Show sight triangles per COA STD TE-13.1 - Applies to all driveways and intersections. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. Add note regarding compliance with COA Roadway Specifications, Section 4.04.2.10

Sheet L-02

- Example, actual distance should be calculated and shown per AASHTO.
- Show sight triangles per COA STD TE-13.1 - Applies to all intersections. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary.
- Show sight distance for NB left turning vehicles, to confirm proposed landscaping is not an issue.

Sheet L-04

- Show sight triangles per COA STD TE-13.1 - Applies to all intersections. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary.

Sheet L-07

- Show sight distance for SB left turning vehicles, to confirm proposed landscaping is not an issue.