



November 11, 2024

RE: 2020 Tower Road – Site Plan, Plat and Deferral of Public Improvements 2nd Review Responses

Thank you for your comments for the 2nd Round Review of the Site Plan and Plat for DA-2389-00. Below you will find our responses to your comments.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Label Site Plan sheets numerically (Sheet 1, Sheet 2, Sheet 3, etc) **not “1 of x”**.
✓ **Sheet labeling is revised.**
- 1B. Please continue to work on the DPI, and ensure that sufficient progress is made to finalizing the agreement.
✓ **Noted.**

2. Architectural and Urban Design

- 2A. Fence and wall screening should be located on the interior of the landscape buffer and around each side of the property. Please revise the fence location to the north and east of the property.
✓ **Per client request due to safety concerns, the location is requested to remain as is.**

3. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal) Refer to Site Plan for all comments.

Sheet 1

- 3A. If a landscape adjustment is being requested, list it on the Cover Sheet and Landscape Plan.
✓ **See Note #1 City of Aurora Notes addressing deferral.**

Sheet 7

- 3B. Note street frontage buffer 8’-25’ along Tower Road.
✓ **Street frontage buffer has been relabeled**
- 3C. Staff will support an adjustment request for the street frontage buffer along Tower Road given the ultimate roadway build-out and the site constraints.
✓ **See Note #1, City of Aurora Notes**
- 3D. Please add note: A deferral has been requested, if approved, the landscaping will be installed upon completion of the roadway.
✓ **Note has been revised, See Note #1 City of Aurora Notes.**
- 3E. A distinctive landscape feature to include specimen-quality plan material that will provide visual interest during all seasons. These plants are deciduous.
✓ **An evergreen specimen tree will be planted at the corner of Montview and Tower Road**
- 3F. Label this element. Is it signage?
✓ **It is an electrical box to remain**
- 3G. Provide a table documenting the required and provided detention pond landscaping.
✓ **Table added to sheet 7**



- 3H. For the Water Use Table: provide the percentages of the overall landscape area.
 ✓ **Percentages have been added to table.**
- 3I. Evergreen shrubs are required for screening around dumpsters.
 ✓ **Spartan junipers will be planted around trash enclosure.**
- 3J. 5-gallon shrubs are required in the curbside landscape area. The ornamental grasses in the curbside landscape area are required to be 5 gallons. Show them with a different symbol.
 ✓ **Grasses have been changed to 5 gallon with a different symbol.**
- 3K. Provide an asterisk and a note at the bottom of the table that an adjustment has been requested.
 ✓ **Asterisk has been added**
- 3L. Include the tree Legend and symbols on this sheet.
 ✓ **Plant symbols have been added to Legend**
- 3M. For the Landscape Requirement Table:
 • **Repeat comment:** Include the required 25' buffer and provided 8'-25' buffer. **Buffer is shown on Table**
 • Include the required 10' buffer and provided 10' buffer. **Buffer is shown on Table**
 • Note # of required/provided evergreen trees and percentages. **Percentages have been added to Table**
 • Repeat comments; Change the Non-street perimeter buffer on the north to 10'-25' and west to 8'-25'.
 ✓ **Non-street buffers have been labeled and dimensioned.**
- 3N. For the City of Aurora Landscape Notes for note #5: **Repeat comment:** Update this note to address the deferral being requested for landscaping along Tower Road.
 ✓ **Note has been added to Note #5**

Sheet 8

- 3O. For the Plant Schedule and Legend: The ornamental trees are required by the UDO to be 2".
 ✓ **Ornamental trees have been changed to 2" caliper.**
- 3P. Ornamental grasses in the curbside landscape area are required to be 5 gallon. Provide a separate symbol and key for these grasses.
 ✓ **Symbol has been changed grasses, in curbside landscape are to be 5 gallon.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. **Civil Engineering** (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

Sheet 3

- 4A. Provide the material type, max height and a typical section of the wall (4.02.7.04 of the 2023 COA Roadway Manual).
 ✓ **Detail is added.**

Sheet 4

- 4B. Label the TOW and BOW elevation of the wall.
 ✓ **Elevations are added.**
- 4C. I don't see any retaining wall on the plan, is this for the landscape wall? and is the landscaping wall retaining any soil?
 ✓ **Language updated to landscape wall**

**Sheet 11**

- 4D. Please clarify why you have 2 lighting calculation summary table. Is one for the ultimate vs interim?
 ✓ **Lighting calculations edited for clarity**
- 4E. This level of details of the calculation needs to be on the civil plan. Please remove from Site Plan.
 ✓ **Removed from site plan**
- 4F. Include E Montview Blvd.
 ✓ **Added.**

5. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue) Refer to Site Plan for all comments.

Sheet 1

- 5A. The Construction Plan Set must include Gating Details for all proposed Gates. Along with the gating details the locations of all associated components such as Gate Operators, Card Pedestals etc. need to be shown on the site plan and not encroach into the Fire Lane Easement.
 ✓ **Details are added.**
- 5B. Please provide details for both the vehicle gate and the man gate.
 ✓ **Details are added to sheet 9.**

Sheet 3

- 5C. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The response to this question was regarding a Turn Around not the required Hose Reach. Please revisit the correction item and ensure the Hose reach requirements are being met.
 ✓ **Hose reach is met. See Utility Sheet for fire pull lengths. Assume 100' to fire truck from hydrant and 150' hose pull length.**
- 5D. Where Fire Lane Signs are shown provide a 30-to-45-degree angle to oncoming traffic.
 ✓ **Signs are angled.**
- 5E. The Fire Lane Easement or Hammerhead Turn Around cannot encroach into or over a sidewalk or vertical curb. Please clearly show what the conditions are and possibly reposition the Hammerhead and Fire Lane Easement to better align with the site conditions.
 ✓ **This is a V-Pan which is part of the drivable surface width.**
- 5F. Is the man gate a secured/locked gate?
 ✓ **Yes.**
- 5G. Please add an additional No Parking Fire Lane sign in are shown as noted on Site Plan.
 ✓ **Noted.**

Sheet 6

- 5H. Please show the Tow Away Visual Aide with the No Parking Fire lane sign detail.
 ✓ **Signs swapped.**



6. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

Sheet 1

- 6A. Please clarify whether trees will be preserved or removed. P.7 states trees will be preserved, P.2 states the trees will be removed. Update notes on both pages.

✓ **Callout revised.**

7. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Subdivision

Sheet 1

- 7A. Title – Revise per checklist.

✓ **Addressed**

- 7B. Vicinity Map – Label respective Counties

✓ **Addressed**

- 7C. Dedication – Revise property description to reference ROW recording information.

✓ **Addressed**

- 7D. Covenants – Confirm with engineering that the E ½ of Tower Road will not have to be developed and if the related covenant is required.

✓ **Addressed**

Sheet 2

- 7E. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.

✓ **Will address upon receipt of the new title commitment**

- 7F. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

✓ **N/A**

- 7G. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

✓ **N/A**

- 7H. (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

✓ **N/A**

- 7I. General Notes – Revise the title commitment date once the updated title work is secured.

✓ **Will address upon receipt of the new title commitment**

- 7J. City of Aurora Approvals – Switch the signing authority titles to match the checklist order.



✓ **Addressed**

7K. Surveyors Certificate – Add the date of fieldwork.

✓ **Addressed**

Sheet 3

7L. Revise the easement label names to be consistent with those in the covenants, confirm the sidewalk easement width and match between the plat and site plan, label the rebar size for found monuments, add the existing easement width, and confirm the distances reported along the northerly boundary line.

✓ **Addressed**

Site Plan

Sheet 1

7M. Switch the titles for “Basis of Bearing Note:” and “Benchmark Notes:”

✓ **Noted**

7N. Add a property description.

✓ **Added**

Sheet 2

7O. Exterior bearings and distances should match the plat and Switch the titles for “Basis of Bearing Note:” and “Benchmark Notes:”

✓ **Noted.**

Sheet 3

7P. Easement labels should agree between the plat and site plan, easement geometry must agree between the site plan and the plat, confirm the line type in the legend against what is shown and labeled as Fire Turn Around.

✓ **This is revised.**

Thank you,

Madison Jurewicz, EI
Project Manager