

September 20, 2022
City of Aurora, Planning Department
15151 E. Alameda Parkway
Aurora, CO 80012

Re: **Davis Development Multifamily at Lamar Landing – Site Plan and Plat.**
Application Number: **DA-2239-02**

Dear Mr. Osoba,

Thank you for taking the time to discuss our plans for the Davis Development Multifamily at Lamar Landing – Site Plan and Plat project. Valuable feedback was given by City Staff and adjustments have been made. We have reviewed the comments provided July 22, 2022 and following and have responded in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success

Sincerely,
Norris Design



Elyse Appelgate
Associate Planner

Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No questions, comments, or concerns were received from property owners or registered neighborhood groups during this review. The First Review Neighborhood Meeting requirement has been waived.

Response: Thank you.

1B. Outside agency referral comments were received from Aurora Public Schools, Mile High Flood District, and Xcel Energy. Please see their comment letters attached at the end of this review letter. Provide a response to comments as applicable.

Response: Those comments are included within this letter.

2. Completeness and Clarity of the Application

2A. Development review fees are due prior to acceptance of the second submission. Please reference the invoice sent when the application was processed to pay online at www.aurora4biz.org. The total fee due is \$28,214.75.

Response: Noted, thank you.

Avigation Easement

2B. The avigation easement needs to be signed and completed prior to the recordation of the subdivision plat. Please coordinate with your Case Manager to finalize this document during your review.

Response: Acknowledged, avigation easement will be coordinated with the case manager to determine next steps to finalize this document.

2C. Update the legal description and exhibit per comments from Real Property on the subdivision plat.

Response: Revised, per comment.

Letter of Introduction

2D. Update the Letter of Introduction based on the removal of the adjustment requirement.

Response: Revised, per comment.

Site Plan Comments Sheet 1

2E. Update the ROW dedication area as necessary per Civil Engineering comments.

Response: Revised, per comment.

2F. Round percentages to the nearest tenth. Update to ensure the totals equal 100%.

Response: Revised, per comment.

2G. As the adjustment is no longer needed, please remove the PC line item.

Response: Removed, per comment.

2H. Create a full box for amendments.

Response: Added, per comment.

Sheet 4

2I. The Site Plan sheet, grading and utility sheets are very crowded with notes and overlaying hatching/fills. Please separate these plans out into four matchline sheets to match the landscaping sheets for clarity. Please keep this overall Site Plan sheet but remove dimensions and labels.

Response: Site Plan sheet, grading sheet, and utility sheet updated to one overall sheet and four matchline sheets each. Each overall sheet contains limited but significant callouts, and each matchline sheet contains detailed callouts and dimensions.

2J. The setback line and existing/proposed easement linetypes are too similar. Please use a different type or change the boldness to a greater extent.

Response: Setback line type revised.

2K. Label the concrete area.

Response: Label added.

2L. The trash enclosure is missing the callout.

Response: Callout added.

2M. Please clarify what the concrete area called out on the redlines is intended to be. It appears that it is a duplicated sidewalk approximately 10-feet from another one.

Response: Concrete area has been clarified.

3. Zoning and Subdivision Use Comments

Sheet 1

3A. The adjustment request is no longer required. The section has been updated to allow a maximum building length of 600-feet. Additional compensation standards have been added for building entrance locations along the ground floor of the buildings. See comments on the elevation plans for details.

Response: Removed, per comment.

4. Open Space, Streets and Pedestrian Connection Comments

Sheet 4

4A. Typical for all buildings: ground floor units should include pedestrian connections to adjacent sidewalks. Show sidewalk locations on all plan sheets.

Response: proposed pedestrian connections for the ground floor units have been added to the plans.

4B. In the north/south street, please show and label all street furniture (i.e. benches, trash receptacles etc.).

Response: All street furniture labeled on north south street. Sheets have been broken up to provide more clarity on what is being called out.

4C. Provide a crosswalk for the curb ramps shown. There are several instances called out on the redlines.

Response: Cross walks called out. An additional onsite signage and striping sheet has been created for additional clarification.

Sheet 7

4D. For the walkaway areas along the boundary road to be counted towards this common open space requirement, they must be highly amenitized and walkable. As proposed, the amenities and pedestrian connections provided are in excellent locations and in enough frequency along the corridor to count towards the open space. Generally, staff is expecting to see these locations adjacent to building entrances. Please add the amenities to the Site Plan sheet and see other suggestions for these spaces on the landscape sheet.

Response: Per our conversation with Daniel Osoba on 8/17, the buffer along E-470 will be amenitized with a soft surface trail and seating elements in order to be included as part of the open space requirement. The trail will connect to the larger pedestrian network.

4E. The landscape buffer along the E-470 MUE cannot be counted towards the open space requirement as it is not a centralized open space and it does not have a trail corridor or pedestrian path. Please remove it from the open space calculations.

Response: Per our conversation with Daniel Osoba on 8/17, the buffer along E-470 will be amenitized with a soft surface trail and seating elements in order to be included as part of the open space requirement. The trail will connect to the larger pedestrian network.

4F. If the curbside landscaping along the boundary road is to be counted towards the open space calculations, the patio space and amenities need to be extended into the curbside landscaping area. Amenities such as benches, trash receptacles, bike racks, and decorative paving should be utilized in these areas. Please update the open space calculations.

Response: Patio space has been extended.

4G. Remove the small section of landscaping that is not consolidated with the other open spaces called out on the redlines.

Response: This area has been removed.

Sheet 11

4H. Ensure there is enough space around the fire pit for permanent or non-permanent seating. A low wall circling the landscaped area can provide easy seating and protect the landscaping.

Response: Space for seating has been provided.

5. Parking Comments

Sheet 1

5A. 40% of the provided parking shall be in covered spaces ($391 \times 0.4 = 156$ spaces). 50% of that total ($156 \times 0.5 = 78$ spaces) must be in attached garages. Update the required column for both covered and attached spaces.

Response: Revised, per comment.

5B. The more restrictive code requirement for multifamily in Subarea C regarding bike spaces is 146- 4.6.3.F.1.d: one bicycle space per 10 units (28 total required). Note: the provided spaces are still compliant; please update the required column.

Response: Revised, per comment.

5C. Update the data table parking requirements column.

Response: Revised, per comment.

Sheet 7

5D. Call out the number of bike racks, typical on all instances.

Response: The number of bike racks has been clarified with each callout.

Sheet 11

5E. Consider adding/relocating bike racks near the pool deck.

Response: Bike racks have been added to this area.

6. Architectural and Urban Design Comments

Sheet 15

6A. For fencing near or around the pool areas, consider utilizing a fence that has a "top rail" instead of extending the fence pickets for safety.

Response: A top rail has been added.

Sheet 16

6B. Provide building material calculations for each elevation showing masonry requirement compliance. Multifamily buildings that utilize a combination of both stucco and brick masonry require 80% of elevations to be clad in masonry.

Response: Material calculation provided on elevation sheets.

6C. Typical for ground floor units: ground floor units that have an exterior door and/or patio shall include a sidewalk connection to the adjacent or nearest detached sidewalk on a public/private ROW. Ensure these walks are shown on the site plan sheet. This item is also related to the building entrance requirements discussed in this letter.

Response: Connections provided. Please refer to site plan.

6D. Change the note per the redline comment on all elevation sheets.

Response: Note added on elevations as per redline.

6E. Typical for all roof elements: a cornice or reveal must be at least 24". Please either dimension or add a note stating compliance.

Response: Note of compliance added to the facade notes on elevation sheets.

6F. Fill in the notes, typical for all elevations sheets.

Response: Elevation notes updated on elevation sheets.

6G. For all buildings: a building entrance (either main entrance or entrance directly into a ground floor unit through a patio) must occur so that there is not any portion of the building longer than 150 linear feet along the exterior. Please show and label the dimension along the building planes showing compliance with this requirement. The requirement is part of the UDO amendment to allow longer buildings, which has been approved by City Council.

Response: Dimensions added to the elevations to show compliance.

6H. Building entrances adjacent to open space (per multifamily use specific standards) should be enhanced. An awning or metal canopy could be added to make the entrances more prominent.

Response: Metal canopies and alternated elevation style used to enhance entrances.

6I. Please provide colored elevations (separate document from the Site Plan) or renderings with the next submission.

Response: Colored Elevations provided.

Sheet 18

6J. Add a typical dimension for the garage doors.

6K. Provide the garage door material/color details.

Response: Garage information added to the facade notes on elevation sheets.

7. Signage & Lighting Comments

Sheet 1

7A. Add a line item for Proposed Number of Monument Signs and Signage Area, if applicable.

Response: Monument signs will not be included.

Sheet 4

7B. Modify the monument sign symbol to be consistent with other monument signs. Note: if there are no monument signs proposed, please remove the symbol from the legend, typical.

Response: Currently, there is no monument in the plans. However, the symbol in the legend is typical for proposed fire lane signs and stop signs.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)
Site Plan Comments Sheet 7

8A. Update the City of Aurora Notes and General Notes where indicated.

Response: The notes have been updated.

8B. Darken the actual building call-outs on the table. Make sure the buildings are labeled on the plan so that they correspond with these labels. Currently, the buildings are not labeled.

Response: Buildings have been labeled.

8C. Add the north/south street through the middle of the site. Break down the tree quantities by the east and west sides of the streets.

Response: This has been added to the table.

8D. Include the curbside landscape requirements for Gun Club Road and the internal north/south street. 8E. Are any monument signs being proposed? If so, include them in the landscape plan.

Response: Curbside landscape requirements are now included for Gun Club Road. No monument signs are planned.

Sheet 8

8G. Update the plant schedule where indicated.

Response: The plant schedule has been updated.

Sheet 10

8H. Label the dog park.

Response: The dog park has been labeled.

8I. Add the indicated hatch within the dog park to the legend.

Response: The hatch has been added to the legend.

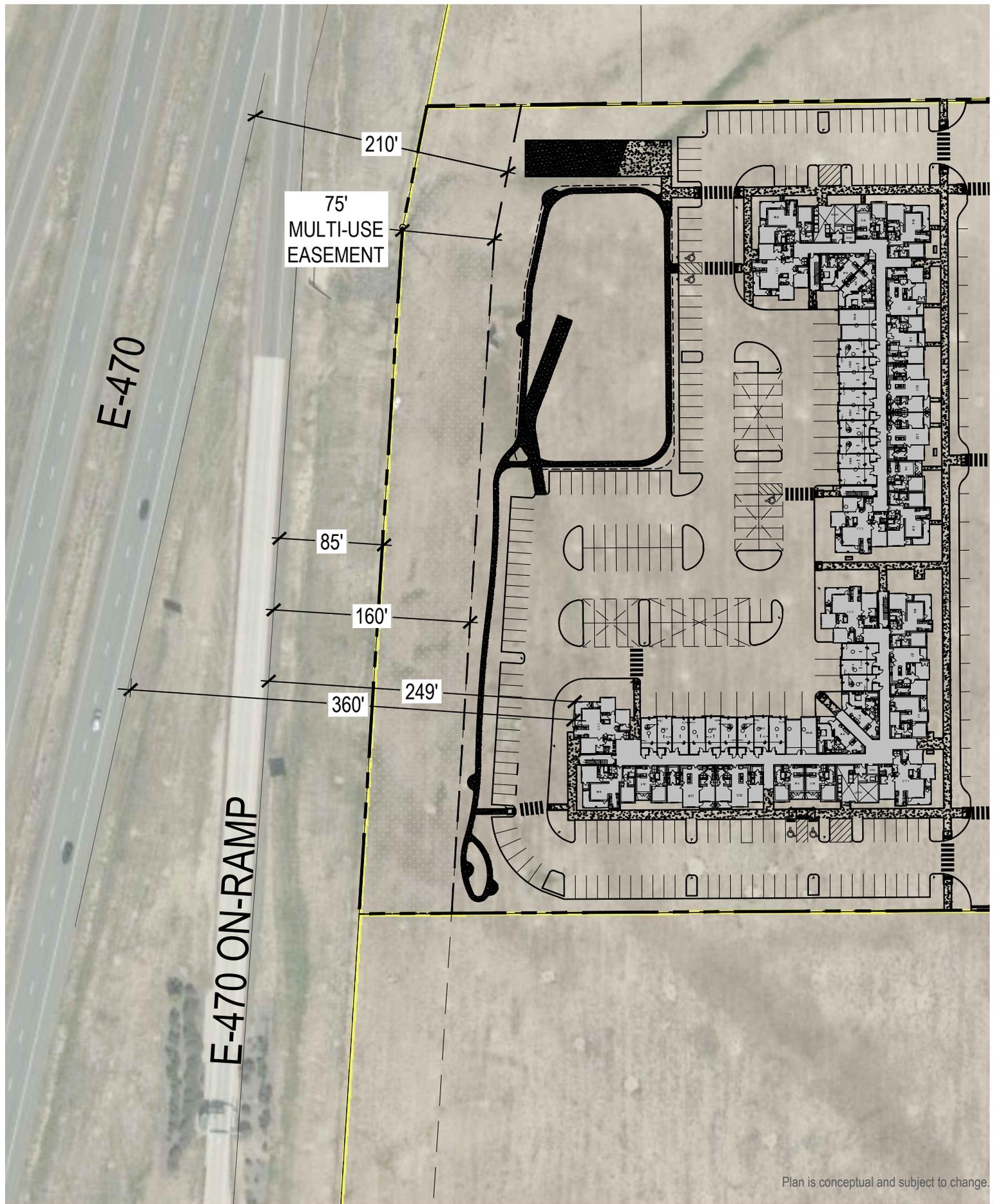
8J. A sound attenuation wall is required adjacent to E-470 unless an adjustment is being requested and hardship is expressed.

Response: The Aurora UDO calls for sound attenuation walls for residential developments adjacent to E-470 to meet requirements for fences and walls along arterial streets. Standards for residential development along arterial street state:

Sec. 4.7.9.H.1.a. "Where the rear lots of residential homes front a street, fence and/or walls shall be set back a minimum of 40 feet from the flow line of arterial streets,"

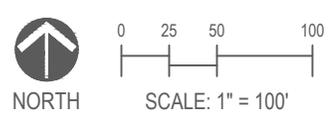
The site's western boundary line (excluding the 75' multi-use easement) is 160 feet from the flow line of the northbound E470 on-ramp at the closest point, and 210 feet from the flow lines of the main body of the highway at the closest point. (Please see the exhibit on the following page.) The site is physically buffered from the highway by a 75' multi-use easement, and visually and auditorily buffered by a 25' wide landscape buffer which includes 20 trees and 204 shrubs.

With that in mind, the applicant believes that the intent of the UDO to provide sound attenuation and visual buffer of E-470 from adjacent residential homes is already met by the significant distance from the road and the provided landscape buffer.



Plan is conceptual and subject to change.

DAVIS 5TH & GUN CLUB MULTIFAMILY
 E-470 DISTANCE EXHIBIT



8K. All parking rows are to terminate with a landscaped island. One tree and six shrubs minimum. The transformer should be relocated.

Response: Landscape islands with the required plant material quantity have been added to the end of each row of parking.

8L. Add a tree to the parking lot island where indicated.

Response: Trees have been provided in all end parking lot islands.

8M. Turn off the interior of the building and label the buildings as 1, 2, 3, etc. to correspond with the building perimeter landscape table that has been provided.

Response: Building interior linework has been turned off to the extent possible and buildings have been labeled.

8N. Label what appears to be a trash enclosure space.

Response: The trash enclosure space has been labeled.

8O. Replace the indicated plants with ones that will get 3'-4' tall to screen the parking lot.

Response: The plant material has been replaced.

8P. Darken the parking spaces.

Response: The parking space line weight has been darkened.

8Q. While a sidewalk connection is fine, all parking rows are to terminate with a tree. The site is over parked and therefore a tree should be provided.

Response: Trees have been placed in end parking lot islands.

8R. Add the parking carport linework to the legend and darken the outline.

Response: The carport linework has been added to the legend.

8S. Sanitary sewer line/tree conflict.

Response: The conflict has been resolved.

Sheet 11

8T. While a sidewalk connection is fine, all parking rows are to terminate with a tree. The site is over parked and therefore a tree should be provided.

Response: A tree has been added.

8U. Replace the indicated plants with ones that will get 3'-4' tall to screen the parking lot.

Response: Plant material has been replaced.

8V. According to the Master Plan, there is supposed to be enhanced landscaping at the entrance to the development. Also, all parking rows are required to terminate with a tree.

Response: Enhanced landscaping has been provided.

8W. Street trees along Gun Club Road should be 2.5" minimum.

Response: Trees have been listed as 2.5" caliper.

8X. Currently, there are five different tree species specified along this street. Do not use ornamentals.

Response: Tree diversity has been reduced.

Change this to no more than three species for aesthetic consistency.

Response: Tree diversity has been reduced.

8Y. Add the street name.

Response: The street name has been added.

8Z. This curbside landscape along Gun Club Road can be sodded or it can be shrubs as designed. If left as shrubs, then the table on Sheet seven should be updated to include the requirements for curbside landscaping.

Response: A curbside landscape has been added.

Sheet 12

8AA. Replace the indicated plants with ones that will get 3'-4' tall to screen the parking lot. 8BB. Add a tree to the parking lot island outside of the fire hydrant easement.

Response: The plant material has been replaced.

Sheet 13

8CC. Fix the matchline, line type scale/thickness.

Response: The viewport has been adjusted.

8DD. Add a tree where indicated.

Response: A tree has been added.

8EE. Parking lot screening is required where indicated. A double row of shrubs 36"- 42" in height. 8FF. Address the utility conflicts with the trees.

Response: Parking lot screening has been provided and utility conflicts have been resolved.

8GG. Darken the sod hatch.

Response: The sod hatch has been darkened.

8HH. Add the street name.

Response: The street name has been added.

Sheet 14

8II. If trash enclosures are being provided, include a detail of the enclosure in terms of material, color, and height.

Response: Trash rooms are interior to the buildings.

8JJ. If a sound attenuation wall is being provided, then include a detail of the sound attenuation wall.

Response: A sound attenuation wall is not being provided.

8KK. If monument signs are proposed, including a detail of the monument sign.

Response: Monument signs are not proposed.

9. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

9A. 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.

Response: Noted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)
Site Plan Comments Sheet 1

10A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
Response: Acknowledged, we have not received comments on the PDR we submitted with the first round.

Sheet 4

10B. Show the connection to the existing at the northeast corner of the property.
Response: Transition linework has been added showing the connection to the existing.

10C. Label the curb return radii. The minimum is 25-feet.
Response: Label added.

10D. Include the RSN number for the Site Plan providing the improvements to Gun Club Rd. Clarify which improvements will be provided with this Site Plan.
Response: Improvements on Gun Club for the project frontage are intended to be provided on this site plan. on the project will be included with this site plan.

- Note from the Case Manager: the RSN of the QuikTrip Site Plan that shows those improvements is 1531808.

10E. Revise the ROW to show the required ROW dedication, typical on all sheets. 10F. Streetlights are required along Gun Club Rd.
Response: ROW dedication (17') now annotated. See grading plan for cross section. Streetlight locations have been added to the plans.

10G. Show the connection to the existing at the southeast corner of the property.
Response: Transition linework has been added showing the connection to the existing.

Sheet 5

10H. The boundary road section does not match the PIP.
Response: Confirmed the boundary road matches the PIP.

10I. Show the required improvements and transitions back to the existing plan itself. 10J. The minimum slope in unpaved areas is 2%.
Response: Cross section updated to show full frontage improvement and plan view show transitions back to existing.

10K. Provide maintenance access to the bottom of the pond as well as the top of the outlet structure from the outside of the pond. Show and dimension the access. The max longitudinal slope is 10%.
Response: Maintenance path added.

10L. Verify with Life Safety that the proposed 20' width is adequate.
Response: The 20' width is proposed per the approved Lamar Landing Master plan.

10M. The minimum slope away from the building is 5% for 10' for landscape areas and a minimum of 2% for impervious areas.
Response: Noted. Grading has been updated to indicate 5% and 2% in applicable areas.

10N. Show and label the 100-year water surface elevation.

Response: Label added.

10O. Provide an access easement connecting the drainage easement to the ROW.

Response: An access easement has been provided that connects to the utility and public access easement. This easement connects into the City Right of Way.

10P. Ensure the slope does not exceed 2% in any direction for the ADA parking spaces.

Response: Acknowledged, thank you. Note has been added to the site plan. Grading will be further refined with the progression of construction documents.

Sheet 10

10Q. Show and label the 100-year water surface elevation. Show and label the maintenance access. Ensure plantings do not interfere with either.

Response: The 100 year water surface elevation has been labeled.

Sheet 11

10R. Ensure plantings are not placed directly on inlets.

Response: Plants have been located off of inlets.

Sheet 13

10S. Ensure all trees are a minimum of 10' from storm sewer.

Response: Trees have been located 10' from the storm sewer lines.

Plat Comments

10T. The easements shown on the site plan should be reflected on the plat.

Response: Easements will be shown on the plat after the first review of civil construction documents are received.

10U. This does not appear to dedicate sufficient ROW. From the section detail in the Master Plan, it appears that 27' of ROW dedication is required.

Response: A 17' dedication is required. See cross section provided on the grading plan. This section also matches the property to the north.

11. Traffic Engineering (Sylvia Lopo / 303-339-0440 / slopo@auroragov.org / Comments in amber)

Site Plan Comments

Sheet 2

11A. The notes called out on the redlines are the same note.

Response: Acknowledged. Note Removed.

11B. Add the note per the redline comment.

Response: Note added.

Sheet 4

11C. Traffic signal easements are needed on both corners.

Response: The signal foundation location sits 14' away from the proposed right of way line. Traffic signal location has been called out in the site plan. Extent of easement and location of poles will be coordinated with City of Aurora traffic engineering.

11D. Verify the detail conforms to COA detail TE 11.

Response: Detail has been verified.

11E. The road ends object markers across the entire flowline.

Response: Object markers added indicating the road termination.

11F. Eastbound lane configuration needs to match the Master TIS. A shared through/right and a 150' let-turn lane is to be provided. No parking is allowed adjacent to the turn lane.

Response: Eastbound turn lane requirement has been revised in the traffic impact study.

11G. Provide MUTCD sign designation and color.

Response: MUTCD sign designation and color added

11H. Orient all fire lane signs to be 45 degrees from the flowline.

Response: Signs rotated.

11I. Sight distance is to be measured at 14.5 from the flowline.

Response: Sight triangles revised.

11J. Add a stop sign and sight distance triangles.

Response: Stop sign and sight triangles added.

11K. The area called out is shown as planting in the landscape plan. Please revise.

Response: Landscape and civil plans have been coordinated for landscaping location consistency.

11L. Align the ramps.

Response: The indicated ramps are now aligned.

11M. Bike racks are barely visible. Please revise all and reference the detail. Provide the dimension of the bike rack pad.

Response: Bike racks are now more visible. Site plan has also been blown up for additional clarity.

11N. What is the dimensioning called out on the redlines?

Response: Dimension is measuring the sidewalk width.

11O. Relocate the signs called out on the redlines.

Response: Signs reoriented, but not relocated.

11P. Remove the hatching to match the Site Plan.

Response: Hatch removed.

11Q. Show the ultimate configuration of Gun Club Rd and include improvements on the east side. All proposed improvements on Gun Club Rd are to be constructed in the ultimate location. A northbound left turn lane needs to be installed per the Master TIS.

Response: Ultimate configuration of Gun Club Road Clarified in the plan and in the cross section on the grading plan. Northbound left turn lane added to the median on Gun Club.

11R. Add the sight triangle, typical.

Response: Sight triangle added.

11S. Label the flowline to flowline dimension in areas with parking and bulb-outs.

Response: Flowline to flowline dimensions added to the site plan sheets.

11T. The proposed accessible parking sign will cause the car to overhang into the fire lane. Please relocate.

Response: Accessible parking sign has been relocated.

11U. Relocate signs to a landscape area.

Response: Signs have been relocated to the landscape areas.

11V. The ramp width is to match the adjacent sidewalk.

Response: Ramp width revised to match adjacent sidewalk.

11W. Add a stop sign and sight distance triangle.

Response: Sign and sight triangle added.

11X. General Notes: Remove Stop sign detail needs to be provided. Label sidewalk width throughout the site. Label call-outs as typical on the site plan to limit the number of labels. This will help with the legibility of the site plan. There are several call-outs that overlap proposed improvements. Revise all. Are mail kiosks proposed? If so, please show and label it on the site plan. Please show all streetlights on the site plan. Provide a typical detail for ADA parking striping. Identify if any stalls are van accessible and sign accordingly. A separate signing and striping plan needs to be provided. The following notes need to be provided on this plan: All signs are to be installed per COA detail TE 11All striping and pavement markings are to be installed per COA detail TE 12.1-12.3ADA connection to the cross street.

Response: Site Plan sheet split into four matchline sheets to improve legibility. Proposed mail kiosks labeled. Notes added to signage notes on each sheet.

11Y. A signal warrant analysis is to be provided for the build-out year of this development. If the signal is warranted on opening day, it will be required to be constructed as part of this project.

Response: A signal warrant analysis has been included with updated traffic study.

Sheet 5

11Z. Provide the cross section for the internal north/south street.

Response: See cross section B-B on the grading plan.

Sheet 9

11AA. The sight distance needs to be provided for east/west movements.

Response: Sight distance triangles have been added.

11BB. All proposed signs need to be shown on the landscape plan. The following note needs to be added to the landscape plan: all proposed landscaping within the sight distance triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.

Response: Signs are shown and a note has been provided.

Sheet 15

11CC. Include a typical mounting detail.

Response: A typical mounting detail has been provided.

Traffic Impact Study Comments

11DD. Note – “Davis Multifamily Development Traffic Compliance Letter” was not uploaded as an editable document, so comments are provided directly on the letter.

Response: Acknowledged, letter has been provided with this submittal.

11EE. Provide a signal warrant analysis (Warrants 1, 2, 3) for 5th Avenue and Gun Club Road for the build-out year.

Response: Additional requested information has been added to the study.

11FF. Provide the missing traffic increase percent number shown on the screenshot shown on the redlines. Include a table showing the difference in trips between the two scenarios.

Response: Additional requested information has been added to the study.

11GG. Label the project location (Davis Development) on Figure 2.

Response: Project location has been labeled.

12. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1

12A. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Department's site Plan and Public Works Department's Civil Plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

Response: The site will not be phased.

12B. Will this site be gated? If this site is gated, then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.

Response: The site will not be gated.

Sheet 2

12C. Will there be a mail kiosk? If so, please provide an accessible route to the mail kiosks and details. Within this detail show the adjacent street, vertical/mountable curb, curb ramp from the street to sidewalk, and width of the sidewalk. The detail shall convey information that demonstrates compliance with ADA and Postal regulations including units of measurements and scales, and cross-referencing.

Response: Mail will be internal to the buildings and will be fully accessible.

Sheet 4

12D. Show the adjacent access roads that will support the site.

Response: Adjacent access roads for the adjacent properties north and south of the site are now shown.

12E. The road called out on the redlines needs to be compatible with the adjacent roadway, which may require a different roadway design.

Response: The roadway is now shown on the plans to verify the compatibility.

12F. Is the private road built to current COA Roadway Design and Construction Standards? Will this road have modifications? Please identify the standard that will be used.

Response: The private road is per the Lamar Landing Master plan. See cross section B-B on the grading plan.

12G. Show and label all mail kiosks and amenity uses for this site.

Response: Mail kiosk locations labeled.

12H. All exterior fire riser room doors shall have a Knox box, typical.

Response: Knox boxes added.

12I. Dedicated fire lane easements shall be a minimum of 23-feet wide.

Response: Per the Lamar Landing Master plan, this main street should only be 20' wide.

12J. The signs shall be set at an angle of not less than 30-degrees and not more than 45-degrees with the curb or line of traffic flow.

Response: Signs rotated.

12K. Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb, typical.

Response: Curb stops have been provided where sidewalk width does not account for vehicle overhang.

12L. Identify and label the front main entrances.

Response: Front main entrances identified and labeled.

12M. A Knox Box will be required at the front main entrance to each building.

Response: Knox box added.

12N. Show the adjacent access roads that will support the site.

Response: Adjacent access roads are now shown.

Sheet 6

12O. The City has adopted the 2021 ICC code series. The 2009 edition is no longer acceptable. Revise the fire flow calculations.

Response: Fire flow calculations have been confirmed to meet the 2021 ICC code series.

12P. Building 1 doesn't meet the hose reach requirement. Fire lane easement must be shown on the site plan providing vehicular access within 150-feet of all exterior portions of the first floor of each structure within the site. Structures that are fire sprinkled are typically allowed to be within 200-feet of all exterior portions of the first floor of each structure.

Response: An additional fire hydrant has been added to meet the 200 foot hose pull requirement.

12Q. Please revise the fire service line labels: 4" Fire Line DIP (private).

Response: Revised.

Sheet 17

12R. Elevations must show the location of the fire department connections, knox boxes and fire riser room.

- Identify the FDC as a Y symbol and label it with the following example: "FDC with approved hardware."
- Identify the Knox box as an X within a box symbol and label it with the following example: "Knox Box."

Response: Locations provided on elevations.

Plat Comments

12S. Please show and label fire lane easements and turning radii.

Response: Fire lane easements and turning radii have been labeled.

13. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Site Plan Comments

Sheet 6

13A. Show the alignment of the maintenance access path.

Response: Maintenance path added.

13B. Relocate the manhole outside of the utility easement.

Response: Manhole relocated.

13C. Relocate the inlet outside of the utility easement.

Response: Inlet relocated. Easement has also been shifted toward the west to center the water line inside of it.

13D. Label the proposed connection to the existing main.

Response: Label added.

13E. Please revise to Water and Sanitary Easement.

Response: Revised.

13F. Reference the project that the sanitary is going to connect to.

Response: Reference to project has been added.

14. PROS (Alex Grimsman / 303-739-7154 / agrimsma@auroragov.org / Comments in mauve)

Site Plan Comments

Sheet 9

14A. Per the response from the Pre-Application Meeting Notes, a trail connection from the north to Stephen D Hogan Pkwy has been provided. Is the walk called out on the redlines on the 8' local trail? If so, please note this in the PROS dedication table (see comment below). Note that this corridor must be a minimum of 30' wide and provide amenities such as benches, lighting, dog waste stations, etc. Dimension the 30' corridor, if applicable.

Response: The site plan provides two 8-foot trails along the north-south boundary road, providing equal access for multifamily buildings on both sides of the road. The two parallel corridors are a minimum of 20-foot wide, and provide benches, lighting, dog waste stations, etc. While this does not meet the exact design outlined in the pre-application letter, the team believes that providing strong connections along the boundary road will provide the most practical connections for residents of the community and pedestrians passing through it.

14B. Is this development trying to receive any open space credit through the amenities within the detention pond area? Up to 50% of your required open space dedication can be accounted for within the detention area as long as it meets the programming requirements and meets the 24-hour recovery period.

Response: Thank you. The open space requirement has been satisfied.

14C. Please provide a table that notes the required open space, neighborhood park, and community park requirements and the amount being dedicated and provide a total for all for ease of tracking compliance with the Master Plan.

Response: A table has been provided on the Site Plan cover sheet.

14D. General Notes:

- PA-5 (Park D) will need to be constructed and available for public use prior to 50 percent of the residences within Lamar Landing being occupied.

Response: Comment noted. Thank you.

14E. Land Dedication

To ensure that adequate parkland and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project's limits or a cash payment in lieu of land dedication shall be paid. The required dedication acreage is computed by applying the following standards to the projected population for the project:

- 3.0 acres for neighborhood park purposes per 1,000 persons
- 1.1 acres for community park purposes per 1,000 persons
- 7.8 acres for open space purposes per 1,000 persons the resulting acreage required is as follows:

278 Multifamily Units

Neighborhood Park Land	2.09 acres
Community Park Land	0.76 acres
Open Space Land	5.42 acres
Total Land Dedication	8.27 acres

Response: Acknowledged.

14F. Cash-in-Lieu Payment –

Given the small overall acreage of parkland impact generated by the population increase and the fact that the subject development is not conducive to on-site dedication due to minimum park size criteria, the neighborhood park and community parkland dedication shall be satisfied by a cash-in-lieu payment prior to subdivision plat/replat. Any open space dedication not met on site must also be satisfied by cash-in-lieu. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land. Provide a recent appraisal for the land dedication to be calculated.

Response: Comment noted. Thank you.

14G. Park Development Fees –

In accordance with Section 146-306 of the City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the parkland dedication acreages and an annual cost per acre for the construction of park facilities. The fees, which are computed and collected on a per unit basis, shall be paid at the time of building permit issuance. The current per-unit fee of \$1,847.38 would apply if permits for construction of the residential units are pulled in 2022, and the total paid would be as follows:

278 Units
 \$513,571.64

Response: Noted, thank you.

15. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Site Plan Comments Sheet 1

15A. Add "the NE ¼ of".

Response: Revised.

15B. Dedication language does not belong on the Site Plan.

Response: Removed, per comment.

Sheet 4

15C. Contact Andy Niquette at dedicationproperty@auroragov.org for the easement concerns, typical.

Response: Acknowledged.

15D. Label the subdivision exterior B&D's, typical.

Response: Labels added.

15E. Label unincorporated Arapahoe County.

Response: Label added.

15F. Add unplatted.

Response: Label added.

15G. Label the E-470 ROW.

Response: Label added.

15H. Label Lot 1, Block 1.

Response: Label added.

15I. Add the ROW Reception No.

Response: Placeholder has been provided for RW reception number.

Plat comments

15J. Provide the certificate of taxes due.

Response: Certificate of Taxes due will be provided at the time of recordation.

15K. Provide the most recent copy of AES Board Monument Records (for found and set controlling monuments).

Response: Provided.

15L. The Subdivision Plat Checklist requires a metes and bounds description of the property. This description only contains bounds. Update on all documents containing a legal description.

Response: Provided.

15M. Please see the redlines for corrections, edits, and general comments.

Response: Acknowledged, thank you.

16. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

16A. Storm Drain Development 12.752-acres x \$1,242.00 per acre = \$15,837.98.

Response: Acknowledged, thank you.

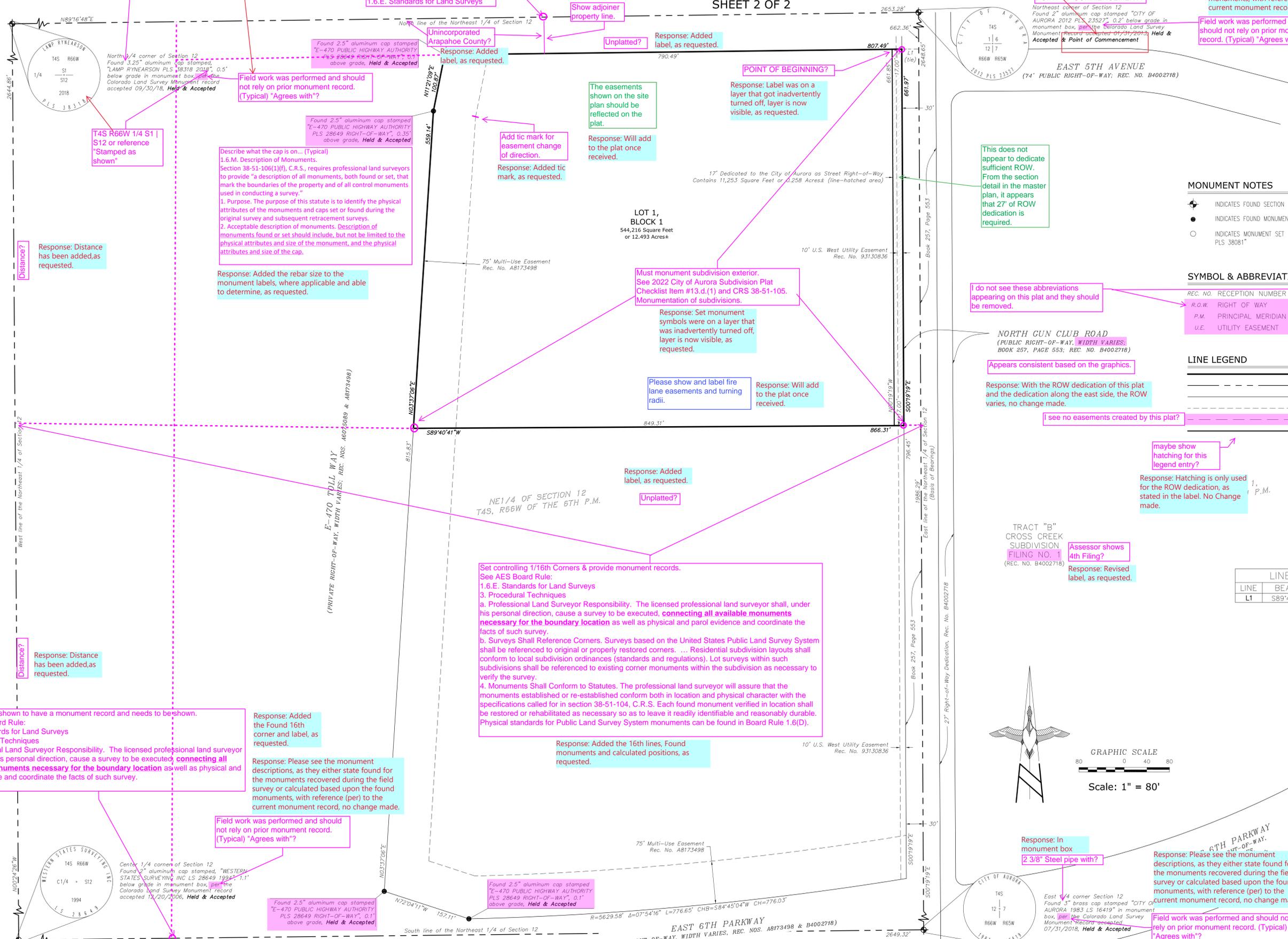
16B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

Response: Acknowledged, thank you.

NORTH GUN CLUB SUBDIVISION FILING NO. 1

OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 2



Response: In monument box #6 Rebar with

Response: Please see the monument descriptions, as they either state found for the monuments recovered during the field survey or calculated based upon the found monuments, with reference (per) to the current monument record, no change made.

Response: The 1/64th corner is not a part of this survey and no reference is made. No changes made.
E-E 1/64th is shown to have a monument record and needs to be shown. See AES Board Rule: 1.6.E. Standards for Land Surveys

Response: Added PL and found monument with label, as requested.

Show adjoiner property line.

Response: Added label, as requested.

POINT OF COMMENCEMENT?

Northwest corner of Section 12
Found 2" aluminum cap stamped "CITY OF AURORA 2012 PLS 23527" 0.2' below grade in monument box, per the Colorado Land Survey Monument Record, Held & Accepted & Point of Commencement

Response: Please see the monument descriptions, as they either state found for the monuments recovered during the field survey or calculated based upon the found monuments, with reference (per) to the current monument record, no change made.

Field work was performed and should not rely on prior monument record. (Typical) "Agrees with?"

T4S R66W 1/4 S1 S12 or reference "Stamped as shown"

North 1/4 corner of Section 12
Found 3.25" aluminum cap stamped, "LAMP RYNEARSON PLS 38318 2019", 0.5' below grade in monument box, per the Colorado Land Survey Monument record accepted 09/30/18, Held & Accepted

Field work was performed and should not rely on prior monument record. (Typical) "Agrees with?"

Found 2.5" aluminum cap stamped "E-470 PUBLIC HIGHWAY AUTHORITY PLS 28649 RIGHT-OF-WAY", 0.1' above grade, Held & Accepted

Describe what the cap is on... (Typical) 1.6.M. Description of Monuments. Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."
1. Purpose. The purpose of this statute is to identify the physical attributes of the monuments and caps set or found during the original survey and subsequent retracement surveys.
2. Acceptable description of monuments. Description of monuments found or set should include, but not be limited to the physical attributes and size of the monument, and the physical attributes and size of the cap.

Response: Added the rebar size to the monument labels, where applicable and able to determine, as requested.

Unincorporated Arapahoe County?

Response: Added label, as requested.

Unplatted?

The easements shown on the site plan should be reflected on the plat.

Response: Will add to the plat once received.

Add tic mark for easement change of direction.

Response: Added tic mark, as requested.

POINT OF BEGINNING?

Response: Label was on a layer that got inadvertently turned off, layer is now visible, as requested.

This does not appear to dedicate sufficient ROW. From the section detail in the master plan, it appears that 27' of ROW dedication is required.

MONUMENT NOTES

- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES MONUMENT SET 30" NO. 6 REBAR WITH 2" ALLOY CAP STAMPED "ALTURA LAND PLS 38081"

SYMBOL & ABBREVIATION LEGEND

REC. NO.	RECEPTION NUMBER	G.E.	GAS EASEMENT
R.O.W.	RIGHT OF WAY	R	RADIUS
P.M.	PRINCIPAL MERIDIAN	Δ	CENTRAL ANGLE
U.E.	UTILITY EASEMENT	L	ARC LENGTH

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- - - = SECTION LINES
- · - · = ADJOINING PARCEL BOUNDARY LINES
- · - · - · = EXISTING EASEMENT LINES
- · - · - · - · = EASEMENT LINES CREATED BY THIS PLAT
- ▬ = RIGHT-OF-WAY DEDICATION

I do not see these abbreviations appearing on this plat and they should be removed.

Appears consistent based on the graphics.

Response: With the ROW dedication of this plat and the dedication along the east side, the ROW varies, no change made.

I see no easements created by this plat?

maybe show hatching for this legend entry?

Response: Hatching is only used for the ROW dedication, as stated in the label. No Change made.

Response: Line Label not changed.

Distance? Response: Distance has been added, as requested.

Distance? Response: Distance has been added, as requested.

C-E 1/16th is shown to have a monument record and needs to be shown. See AES Board Rule: 1.6.E. Standards for Land Surveys 3. Procedural Techniques a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parcel evidence and coordinate the facts of such survey.

Response: Added the Found 16th corner and label, as requested.

Response: Please see the monument descriptions, as they either state found for the monuments recovered during the field survey or calculated based upon the found monuments, with reference (per) to the current monument record, no change made.

Field work was performed and should not rely on prior monument record. (Typical) "Agrees with?"

Found 2.5" aluminum cap stamped "E-470 PUBLIC HIGHWAY AUTHORITY PLS 28649 RIGHT-OF-WAY", 0.1' above grade, Held & Accepted

Found 2.5" aluminum cap stamped "E-470 PUBLIC HIGHWAY AUTHORITY PLS 28649 RIGHT-OF-WAY", 0.1' above grade, Held & Accepted

Response: Added label, as requested.

Unplatted?

Must monument subdivision exterior. See 2022 City of Aurora Subdivision Plat Checklist Item #13.d.(1) and CRS 38-51-105. Monumentation of subdivisions.

Response: Set monument symbols were on a layer that was inadvertently turned off, layer is now visible, as requested.

Please show and label fire lane easements and turning radii.

Response: Will add to the plat once received.

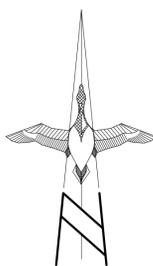
Set controlling 1/16th Corners & provide monument records. See AES Board Rule: 1.6.E. Standards for Land Surveys 3. Procedural Techniques a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parcel evidence and coordinate the facts of such survey. b. Surveys Shall Reference Corners. Surveys based on the United States Public Land Survey System shall be referenced to original or properly restored corners. ... Residential subdivision layouts shall conform to local subdivision ordinances (standards and regulations). Lot surveys within such subdivisions shall be referenced to existing corner monuments within the subdivision as necessary to verify the survey. 4. Monuments Shall Conform to Statutes. The professional land surveyor will assure that the monuments established or re-established conform both in location and physical character with the specifications called for in section 38-51-104, C.R.S. Each found monument verified in location shall be restored or rehabilitated as necessary so as to leave it readily identifiable and reasonably durable. Physical standards for Public Land Survey System monuments can be found in Board Rule 1.6(D).

Response: Added the 16th lines, Found monuments and calculated positions, as requested.

TRACT "B" CROSS CREEK SUBDIVISION FILING NO. 1 (REC. NO. B4002718)

Assessor shows 4th Filing? Response: Revised label, as requested.

LINE	BEARING	LENGTH	(TIE)
L1	S89°40'41"W	30.00'	



GRAPHIC SCALE

Scale: 1" = 80'

Response: In monument box 2 3/8" Steel pipe with?

Response: Please see the monument descriptions, as they either state found for the monuments recovered during the field survey or calculated based upon the found monuments, with reference (per) to the current monument record, no change made.

Field work was performed and should not rely on prior monument record. (Typical) "Agrees with?"

PREPARED BY:

6950 S. Tucson Way, Unit C Centennial, Colorado 80112 Phone: (720)488-1303
JOB NO. 20436 APRIL 14, 2022