

April 8, 2025

Rachid Rabbaa, Planner III
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste 2300
Aurora, Colorado 80012

RE: Third Submission Review: Warren Street Townhomes – Site Plan and Plat
Application Number: DA-2396-00
Case Numbers: 2024-4028-00; 2024-3056-00
BL Project No: 2401386

Dear Mr. Rabbaa:

The following are our responses to the comments provided in a site plan and plat review letter, dated March 19, 2025. Responses to the comments are listed in the order they were provided and are in ***bold and italic type***.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Cover Sheet: Include the square footage and percentage of hardscape, landscape, and building footprint in the Data Table (Item 2)
Response: Our team has coordinated with Rachid, the information has been provided on previous submittals, Rachid concurred.
- Provide a cross-section as designated to show the relationship of the street, sidewalk, front yard landscaping, wall, and townhome unit. (Item 5)
Response: Per coordination with the landscape review the section is not needed. The screen wall shown has been removed.
- CAD SHP not displaying correctly, please fix and resubmit (Item 6)
Response: The SHP file is provided.
- Provide the max height or height range for the proposed retaining wall. Provide a typical section for the wall. (Item 7)
Response: The screen wall has been removed.
- Please update Landscape Note 1 for the 2025 Roadway Manual section. (Item 8)
Response: The landscape note has been updated.
- Please relocate the accessible parking sign to the blue circle for better visibility (Item 9)
Response: The sign is relocated
- Please make sure you can see the sanitary connection for every building (Item 10)
Response: The text overlap is updated, so the service can be seen.
- The adjacent property located to the north and east has several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as

well as remedies because of potential damage incurred from the development. Please provide the City of Aurora with a copy of this letter including the date sent and received (Item 11)

Response: 4 The letters have been mailed, a copy of the letters with mailing dates and receipt are included with the resubmittal.

- Please see all the comments and advisories from Land Development Services (Items 12 & 13)

Response: Redline comments were cross referenced.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No comments have received from external agencies.

RESPONSE: Comment noted.

2. Completeness and Clarity of the Application

- 2A. **Repeat comment:** Site Plan Cover Sheet: Include the square footage and percentage of hardscape, landscape, and building footprint in the Data Table. If you need a Site Plan Data Table example, please ask your case manager. Please include this data in the next submittal.

RESPONSE: Per email with Rachid Rabba on 3/25/2025 the information has been shown on the plans.

- 2B. **Repeat comment:** Please remove the setbacks table from the Site Data Table.

Response: Per email with Rachid Rabba on 3/25/2025 the information has been shown on the plans not change is needed.

3. Architectural and Urban Design Comments

- 3A. No comment.

RESPONSE: Comment noted.

4. Signage & Lighting Comments

- 4A. Are you providing a monument sign or a wall sign?

RESPONSE: Per the last comments the site signage is proposed to be located on the side of the Bldg., A. Consultants previous RTC was clear as to where the signage was proposed with call outs.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 7

- 5A. Provide a cross-section as designated to show the relationship of the street, sidewalk, front yard landscaping, wall, and townhome unit.

RESPONSE: *With the seat wall removed in the latest design, it is confirmed that the cross section is no longer needed.*

- 5B. Label the transformer.

RESPONSE: *Revised.*

- 5C. Flip the green and the red designated plants. The green should be along the exterior side of the wall.

RESPONSE: *Revised.*

- 5D. There are retaining walls in yellow along the building facade that were not included in the previous submittal. Please label/call out.

RESPONSE: *Seat wall has been removed in the current site plan design.*

- 5E. What are the designated dashed lines on the landscape plan?

RESPONSE: *The dash lines are the crosswalk striping. Call out has been added on the landscape plan.*

- 5F. The specified spaces are too small for plant material and should only be rock mulch.

RESPONSE: *Previously proposed building perimeter plants have been relocated on site and a minor adjustment approval has been pursued. The identified area has been revised to be covered by rock mulch.*

- 5G. There is not enough growing space for this tree. If it grew it would overhang into the driveway/garage entry into the units.

RESPONSE: *Previously proposed building perimeter plants have been relocated on site and a minor adjustment approval has been pursued. The identified area has been revised to be covered by rock mulch.*

- 5H. This designated planting bed is only three feet wide, and the proposed shrubs can get up to six feet wide. This area should just be rock mulch.

RESPONSE: Previously proposed building perimeter plants have been relocated on site and a minor adjustment approval has been pursued. The identified area has been revised to be covered by rock mulch.

5I. Add the retaining wall and screen wall symbology to the legend.

RESPONSE: Revised. Retaining wall label has been added to the legend.

5J. Update the ordinance requirements table with the comments provided.

RESPONSE: Revised and updated ordinance requirements table per latest proposed landscape plan.

6. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

6A. ***CAD SHP not displaying correctly. Please recheck and send it to me directly.

RESPONSE: The updated shape file is provided

6B. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- 6C. • Parcels
- 6D. • Street lines
- 6E. • Building footprints (If available)

RESPONSE: The updated shape file is provided

6F. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:
<https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org

RESPONSE: The updated shape file is provided

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

7A. Sheet 3: Will this sidewalk be flush with the roadway?

RESPONSE: Yes

7B. Provide details of the private vertical curb.

RESPONSE: Revised: The private vertical curb detail is shown on the Site plan.

7C. Provide the max height or height range for the proposed retaining wall. Provide a typical section for the wall.

RESPONSE: Revised: The wall is removed it was proposed as a screen wall but is removed.

7D. Any retaining walls over 30" requires railing.

RESPONSE: Screen wall is removed

7E. Advisory note: Structural calcs are required for walls greater than 4 ft on the first submittal of the civil plan (13.B.2 of the 2025 COA Roadway Manual.)

RESPONSE: Comment noted

7F. It appears this isn't pointing to the ADA route.

RESPONSE: Removed

7G. Sheet 4: There is a purpose retaining wall here. Please label TOW and BOW elevations.

RESPONSE: Screen wall is removed

7H. The minimum grade for concrete is 0.5%.

RESPONSE: Revised

7I. Please clean this up and show this as landscape. It's hard to see what is going on.

RESPONSE: Revised

7J. Sheet 5: Update the curb ramps to match what is shown on the site plan sheet.

RESPONSE: Revised

8.Traffic Engineering (Jason Igo / 303-739-1792 / jigo@Auroragov.org / Comments in orange)

8A. Traffic Letter officially approved, Site Plan comment to update Landscape Note 1 for 2025 Roadway Manual section.

RESPONSE: Revised

9. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / SKirchn@Auroragov.org / Comments in blue)

Sheet 3

- 9A. I have provided the accessible route lines needed for this site indicated in blue. Please remove any other accessible routes.

RESPONSE: Per coordination with staff the proposed route is approved.

- 9B. Per ICC A117.1-2017, Van parking spaces shall be 132 inches minimum in width.

RESPONSE: Revised

- 9C. Exception: Where the adjacent access aisle is 96 inches minimum in width, van parking spaces shall be 96 inches minimum in width.

RESPONSE: Revised

- 9D. Please relocate the accessible parking sign to the blue circle for better visibility.

RESPONSE: Revised

10. Aurora Water (Ashley Duncan / 720-859-4319 / aduncan@Auroragov.org / Comments in red)

- 10A. Please make sure you can see the sanitary connection for every building, I can't see one for Lot 8.

RESPONSE: Revised

11. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 11A. There are several trees that will be removed however they are in very poor condition and I will not require mitigation for these volunteer Siberian elms.

RESPONSE: Based on the comment and site review there will be no mitigation needed.

- 11B. The adjacent property located to the north and east have several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damage incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received.

RESPONSE: A tree mitigation plan is provided showing no trees will be mitigated.

11C. Contact Aurora Forestry for a sample letter if needed.

RESPONSE: The letter was received and is being mailed to the property owners.

12. Land Development Services (Roger Nelson / 720-587-2657 / RNelson@auroragov.org / Comments in magenta)

12A. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment. [A document that shows the individual signing on behalf of the LLC is authorized to make such a commitment].

RESPONSE: Provided with the resubmittal.

12B.

12C. (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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.

RESPONSE: Understood.

Subdivision Plat:

12D. Sheet 1: Owner – Match exactly the owner's name as shown on the title commitment.

RESPONSE: The plat is updated

12E. Sheet 2: Add the reception number for the 15' x 31.5' Xcel Energy Easement, Add the recording information for the northerly 30' of ROW just easterly of the subdivision and in East Warren Avenue.

RESPONSE: Added. Per an email from Marice Brooks, the easement will be removed and recorded by separate documents.

13. Easements (Gray Grace / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

13A. ADVISORY: ALL NEW EASEMENTS TO BE DEDICATED BY PLAT. EASEMENT RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG. ALL DEPARTMENTS REQUIRING A LICENSE FOR ITEMS ENCROACHING INTO ROW OR CITY OWNED LANDS MUST BE SUBMITTED.

RESPONSE: Comment noted. There are no easements encroaching into public property.

14. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com / Comments in magenta)

14A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and replat for Warren Street Townhomes. The property owner/developer/contractor must complete the application process for any new natural gas or electric service including transformers, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

RESPONSE: Comment noted.

14B. Additional easements will need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way Agent.

RESPONSE: Comment noted.

14C. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

RESPONSE: Comment noted.

Should you have questions or require additional information, please do not hesitate to contact me at 303-525-7768 or cnetuschil@blcompanies.com.

Respectfully Submitted,

BL Companies



Clifford Netuschil, PE
Senior Project Manager