

August 27, 2024

City of Aurora Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
(303) 739-7217
Attn: Rachid Rabbaa, Planner II

**Re: Second Submission Review Comment Response Letter – Highline Canal
Apartments – Site Plan and Replat
Application Number: DA-2381-00
Case Numbers: 2024-4011-00, 2024-3012-00**

Rachid,

Thank you for the review of the third submission review submittal for the above-referenced project. Below you will find written responses to the comments in the original letter as well as referral comments. Responses to the Redline Comments are provided directly on the included Redline plans.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No further comments were received from outside agency referrals. -Noted, thank you.

2. Completeness and Clarity of the Application

2A. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items. -PDF's flattened.

2B. Please provide a Letter of authorization from the property owner. -Provided.

2C. Open Space – Please provide a table and key map breaking down the percentage of the 20% open space. - A table is provided on the Site Plan sheet breaking down the various areas and associated percentages.

2D. Please add the number of units to the data table. -The number of units is included in the Site Data Chart on the Cover Sheet.

3. Parking Comments

3A. Please show the specific location of the covered parking. -Provided with dark dashed outline, callout label, and shaded.

4. Architectural and Urban Design Comments

4A. No comments. -Noted, thank you.

5. Signage & Lighting Comments

5A. Show the wall sign location with the next submittal. -Provided.

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

6A. Sheet 10

- Please turn the accessibility route information off on the landscape plan sheets. -Removed.
- The identified parking spaces were initially thought to be covered parking. The easement line was mistaken as a delineation for covered parking, but there are too many parking spaces in a row per the UDO without a landscaped parking lot island. The site does also have extra parking above what is required by the code. -A parking island and associated landscaping has been added.

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

7A. 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, State plane, 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. -Noted, a CAD file will be provided once we have preliminary Site Plan approvals.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Moustapha Agrigan / 303-739-7455 / MAgrigan@auroragov.org / Comments in green)

8A. Please add the following note: "Proposed cross-pan locations are conceptual. Final locations will be review in the civil plan submittal." -Note added.

8B. Please extend the sidewalk to pass the inlet structure. The reason is to reduce sediment deposits in the inlet structure and erosion. -Provided.

8C. Show the path. -Provided.

8D. Please add the following note: "Proposed street light (in the ROW/Public) locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal." -Note added.

8E. Show the proposed streetlights in the ROW locations, TYP. -Provided.

9. Traffic Engineering (Dean Kaiser / 303-739-7584 / DJKaiser@Auroragov.org /Comments in orange)

9A. No comments. -Note, Thank you.

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

10A. Site Plan Comments

Sheet 2

- Add fire lane sign with both arrows here. -Provided.
- This label is not pointing to the easement. -It is if you zoom in. It's a funky wedge and hard to see with so much going on in that area. This easement is private per separate document as noted on the plat as well. It will need to be recorded prior to Site Plan and Plat approval.

Sheet 3

- Please identify third van accessible space. -Provided.

- Show accessible route in this area. -Provided.
- Change to left. -Revised.
- Will all of this 30' be fire lane easement? If not, please show the 26' section separately. -Yes, fire lane easement varies in width from 26' to 30' as necessary to accommodate turning movements.
- Remove these lines and outside turning radius. They do not represent the fire lane easement. -Removed, turning exhibits are provided.
- Note:
If there is a concern with meeting the turning radii for the fire lane easement, you can provide an autoturn template that shows that an apparatus can navigate through the fire lane easement. I have provided the fire department vehicle that is to be used with the template and an example of what needs to be provided. -Separate fire apparatus turning exhibits are provided showing ability for truck to enter, exit, and circulate the parking area within the easement as shown.

Sheet 6

- Grade is too steep in accessible route. -Railings are provided as required with landings at top and bottom for this section.

Sheet 15

- Repeat request. This Knox box location is not consistent with the location shown on other site plan sheets. Please correct. -Revised and coordinated.

Sheet 17

- Repeat request to show and label the paths of exit discharge on photometric sheet. See notes below. -Provided.

Sheet 18

- Repeat request to have fire lane easement follow face of curb. Inside turning radius of 26' is required. -Per discussion with Life Safety the edge of the easement does not need to be 26' however the truck must be able to maneuver within the easement. Turning exhibits are provided clearly showing this.

10B. Plat Comments

- Minimum inside turning radius for a 26' fire lane easement is 26'. -See previous comment response.
- Note:
If there is a concern with meeting the turning radii for the fire lane easement, you can provide an autoturn template that shows that an apparatus can navigate through the fire lane easement. I have provided the fire department vehicle that is to be used with the template and an example of what needs to be provided. -Separate fire apparatus turning exhibits are provided showing ability for truck to enter, exit, and circulate the parking area within the easement as shown.

11. Aurora Water (Jenny Wynn / 734-258-6523 / JWynn@Auroragov.org / Comments in red)

11A. This site plan cannot be approved until the Preliminary Drainage Report is approved. -Noted.

11B. Remove tree from easement. -Removed.

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

I2A. Please contact Aurora Forestry plan cannot be approved until tree mitigation has been paid. -Noted.
Owner will pay when we are towards the end of the process.

I3. Land Development Services (Roger Nelson / 720-587-2657 / RNelson@auroragov.org /
Comments in magenta)

I3A. 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.) -Noted, this will be provided and Plat updated when ready to record.

I3B. Advisory Comment-Send in the Certificate of Taxes Due 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 at the time of your final submittal of the electronic Plat for recording.) -Noted, this will be provided when ready to record. A current copy is provided with this submittal.

I3C. 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. -Noted.

I3D. Send in the State Monument Records for the aliquot corners used in the plat. -Noted, this will be provided and Plat updated when ready to record.

Subdivision Plat

I3E. Sheet 2: Fully describe the pipe material (SW Corner S32). -Provided.

I3F. Sheet 3: Will there be a need for an offsite public access and fire lane easement to tie into E. 17th Avenue. Confirm with Fire Safety. -This is a private easement that is required and will be recorded before

Site Plan

I3G. No comments at this time. -Provided.

Easement Vacations:

I3H. The preamble should include reference to the City, County, and State. -Revised.

Should you have any further questions during the next review, please do not hesitate to contact me either by phone or email.

Sincerely,



Jon Spencer

jspencer@f-w.com

720.743.2349