



May 30, 2023

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 October 23, 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

A handwritten signature in black ink that reads "Elyse Appelgate".

Elyse Appelgate
Associate Planner



Second 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.

Response: Noted, Thank you

1B. One outside agency referral comment was received from Xcel Energy. Please see their attached comment letter.

Response: Noted, Thank you

2. Completeness and Clarity of the Application

Generally

2A. The Site Plan set was difficult to review. Each sheet rendered very slowly and caused the PDF to reload each time. Please ensure that the PDF is optimized and flattened before uploading.

Response: Noted, Thank you

Avigation Easement

2B. Continued Advisory Note: 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: Noted, this document will be completed prior to recordation.

Letter of Introduction

2C. Update the Letter of Introduction based on the adjustment requests.

Response: The letter has been updated with the adjustment request.

Site Plan Comments

Sheet 1

2D. Ensure all AutoCAD SHX text items are flattened.

Response: Flattened, Thank you

Sheet 3

2E. Make sure the project site area is consistent with the vicinity map/plat.

Response: Revised, per comment.

2F. Provide labels for the developments listed in the redlines.

Response: Revised, per comment.

3. Zoning and Subdivision Use Comments

Sheet 1

3A. Add "with Adjustment(s)" to the title.

Response: Noted, Thank you



3B. A sound study must accompany the request to waive the requirement for the sound wall. This study is needed prior to Planning and Zoning Commission.

Response: Sound Study is included with this submittal.

3C. Planning Commission will be required due to the adjustment requests. Please add back the PC line item to the signature block.

Response: Noted, Thank you

3D. Add a note indicating that the E-470 MUE area is included in the landscape area.

Response: Noted, Thank you

4. Open Space, Streets and Pedestrian Connection Comments

Sheet 8

4A. Provide a crosswalk for the curb ramps shown.

Response: Cross walk has been added as requested.

Sheet 20

4B. The full dog park area may be counted towards the open space requirement. The limit on dog parks is that they may only count towards a maximum of 40% of the required 20% open space.

Response: Outdoor usable space numbers have been updated accordingly.

5. Parking Comments

Sheet 1

5A. The parking provided is not compliant with the minimum requirements. If adjustments are requested, clearly list them on the cover sheet and letter of intro with the code section, justification, and mitigation.

Response: Parking provision has been revised to adequately address minimum requirements.

5B. The required covered parking is 148 ($371 * 0.4 = 148.4$ [round down])

Response: Noted, Thank you

5C. The required attached parking is 74 ($148 * 0.5$).

Response: Noted, Thank you

6. Architectural and Urban Design Comments

6A. 2nd Request: 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 calculations added to sheets. Material balance adjusted to meet 80% masonry requirements.

6B. Add “and City of Aurora” to the *note on the architecture sheets.

Response: Note added.

7. Signage & Lighting Comments

7A. Signage & Lighting comments have been addressed.

Response: Noted, Thank you

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

Site Plan Comments

Sheet 1

- The adjustment for the sound attenuation wall must be listed on the Cover Sheet.

Response: Adjustment language has been added.

Sheet 20

- Correct the typo under the General Notes
- The adjustment for the sound attenuation wall should be listed on this sheet and on the cover sheet. The letter of introduction should be updated to reflect the adjustment request.

Response: The typo has been corrected.

Response: Adjustment language has been added.

- Update the building perimeter landscape table per the comments provided.

Response: The table has been updated accordingly.

- Update the E-470 Buffer Table and the landscape plan per the comment provided.

Response: The table has been updated accordingly.

- Add the required/provided information to the Street Frontage Buffer Table.

Response: The table has been updated accordingly.

Sheet 21

- Update the plant schedule per the comments provided. Plant sizes are missing and there are three hatches indicated for sod/seed areas, but only two listed in the plant schedule.



Response: Plant schedule has been updated accordingly.

Sheet 22

- These sheet numbers need to be updated to reflect the correct sheets.

Response: Sheet numbers have been updated.

Sheet 23

- The mugo pine will take too long to mature before they provide any true parking lot screening. Please select an alternative plant.

Response: An alternative plant has replaced the mugo pine.

- Darken the parking lot spaces.

Response: The parking lot lines have been darkened.

- The Key Map reference numbers need to be updated to reflect the correct sheets.

Response: The key map has been updated to reflect the correct sheets.

- Turn off the accessible route information on all landscape plan sheets.

Response: The accessible route info has been turned off.

- Update the matchline text/sheet numbers so they correspond with the actual sheet number in the title block. This needs to be corrected on all landscape plan sheets.

Response: Matchline text has been updated.

Sheet 25

- The mugo pine will take too long to mature before they provide any true parking lot screening. Please select an alternative plant.

Response: An alternative plant has replaced the mugo pine

Sheets 26 & 24

- Add the missing street name

Response: Street name has been added.

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: Addressing files will be sent to Mr. Turner, directly.

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: Noted. Resubmission of preliminary drainage report will follow after this site plan submission.

Sheet 4

10B. If the intent is for this to be a private street built to public street standards, then the intersection width should be in conformance with detail S14.3.

Response: The private street is being built to the section as depicted in the Lamar Landing Master plan.

10C. Include the ROW width.

Response: ROW width has been added.

10D. Currently, they are not shown on the Plat.

Response: The intent is to eventually dedicate all proposed easements on the plat after the first review of Civil CD documents.

10E. Clarify what is being proposed by this development. If this linework is from an adjacent development, please label as such with the case number. Please also shade back so it doesn't look like it is proposed by this plan set.

Response: This access road will be completed by the adjacent development, Lamar Landing.

Sheet 8

10F. Show both ramps if this access road is being built with this Site Plan.

Response: This access road will be completed by the adjacent development, Lamar Landing.



Sheet 9

10G. Show the clear zones on the cross sections.

Response: Clear zone labels have been added to the cross section.

10H. Remove the item called out from the plan set.

Response: Section label callouts have been removed from the cross section.

Sheet 10

10I. Maintenance access is required to the top of the outlet structure from outside of the pond.

Response: Outlet structure has been relocated be accessible from outside of pond.

10J. Add contour labels to the pond.

Response: Contour labels to the pond have been added.

10K. Revise the leader location.

Response: Leader location has been adjusted.

10L. Separate the drainage easement from the fire lane and access easement.

Response: There are two separate easements shown here. The connection being shown is the connection to the easement that eventually connects to City RW for access purposes.

Sheet 11

10M. Label the ROW, typical.

Response: ROW labeled and dimensioned as requested.

Sheet 12

10N. Why is the item gray?

Response: Revised. No longer showing gray linework.

Sheet 13

10O. Is this inlet in the right spot?

Response: Inlet has been relocated into appropriate surface low point.

10P. Provide chase drains. Concentrated flows are not permitted to cross sidewalks, typical.

Response: Chase drains added in the indicated locations.



Sheet 25-26

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

Response: Noted, all trees meet requirements.

Sheet 40

10R. The streetlights for Gun Club are required to be SL-4 fixtures. There is not a draft list of pre-approved fixtures available. Please email me directly if you need a copy of the draft list.

Response: Street lights for Gun Club Road are not shown in the photometric plans.

Plat Comments

10S. Reflect all proposed easements on the plat.

Response: Fire lane and public access easements have been added to the plat. Utility easements have been intentionally left off of the plat due to the uncertain nature of how comments on utility infrastructure could affect location of easements and easement linework. After a first submission of Civil CD and comments received, utility easements will be added to the plat.

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

11A. Traffic comments were not received with this review. Please contact Traffic Engineering directly for comments.

Response: Traffic comments were received and addressed. KH held a meeting with traffic department on 01/20 regarding RW widening. Exhibit and understanding was provided to City staff on 01/24 with no objections on the proposed street geometry.

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

Site Plan Comments

Sheet 4

12A. Please work with Engineering/Planning to determine if the proposed road and intersections meet COA requirements.

Response: The proposed road has been proposed in conformance to the section as indicated in the Lamar Landing master plan.

12B. Will this private drive be constructed to CAO standards? Typically, private streets that are constructed to the street standards do not require a fire lane easement dedication.

Response: The proposed road has been proposed in conformance to the section as indicated in the Lamar Landing master plan. Easements are being provided.



12C. Fire lanes are not shown on the easement. Please update the plat to show all fire lane easements.

Response: Plat has been updated to show all fire lane easements.

12D. Please verify if Section B-B is the private roadway section. Also, provide the reference number to the Lamar Landing Master Plan that identifies the main street would be a minimum of 20' wide.

Response: Section B-B is the private roadway section traversing the site in the North-South Direction. The road is depicted in page 12 of the master plan. See boundary road number 2 section. Reference to the Lamar Landing master plan has been added in the street section description.

Sheet 5

12E. Please identify all fire riser rooms. Typical of all site, utility and landscape plans.

Response: All fire riser rooms are now identified

Sheet 6

12F. This fire hydrant at this location does not satisfy the hose reach requirement. The hose reach is the distance from the fire access road where the hose would be pulled from the fire apparatus.

Response: An emergency vehicle access point and concrete that can support fire truck has been added between the buildings for fire trucks to meet the hose pull requirement at the noted building corner.

12G. Building 1 doesn't meet the hose reach requirement. Fire Lane Easements must be shown on the Site Plan providing vehicular access to 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 emergency vehicle access point and concrete that can support fire truck has been added between the buildings for fire trucks to meet the hose pull requirement at the noted building corner.

Sheet 14

12H. Label the fire service water line supporting the interior automatic fire sprinkler system. Example for the fire service line label: 4" Fire Line DIP (Private). Typical of all utility sheets.

Response: Fire service water line labels have been added to the plans as noted.

12I. Please identify the fire riser room. Typical of all site, utility, and landscape sheets.

Response: Fire riser rooms are now labeled on applicable sheets.

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



Site Plan Comments

Sheet 10

13A. The outlet structures are typically built into the slope of the pond in order to provide access when the pond is full and the outlet structure is clogged.

Response: The outlet structure has been relocated.

Sheet 15

13B. Dimension the easement. 10' is required for hydrant laterals.

Response: Easement dimension added.

13C. This is not an acceptable location for the meter. Please relocate closer to the watermain. See the shaded area for alternative options. This may require relocation of the private storm main or relocation of where water enters the building.

Response: Meter location has been revised.

Sheet 16

13D. Vista Creek is also installing a waterline with connection into Gun Club. Please coordinate as there is no need for parallel waterlines in this area.

Response: Due to the timing and uncertainty regarding the construction timelines for both developments as well as the challenges of obtaining easements from adjacent owner, each development has elected to place utility infrastructure on the respective properties.

13E. Please ensure adequate landscape area for meter placement in this location. Meter may need to be relocated to the northwest.

Response: Landscape area width has increased. There is adequate landscaping.

Sheet 17

13F. See the comments for building 1.

Response: Meter location has been revised

Sheet 18

13G. Relocate the meter to the landscape area here.

Response: Meter location has been relocated as requested.

14. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

Site Plan Comments



- Site Plan – This 264-unit multi-family residential development is located within and should conform to the Lamar Landing Master Plan. No on-site park land and open space is identified to satisfy dedication requirements within this portion of Lamar Landing. As such, the proposed on-site credit for 1.3 acres of Small Urban Park (SUP) land noted on sheet 1 should not be referenced:

- For clarification, the overall master plan provides a total of 1.39 acres of land dedication comprised of a 0.83-acre open space area and 0.56-acre SUP. This dedication satisfies 100% of the southern half of Lamar Landing’s neighborhood park land and open space dedication requirements. The excess dedication in the amount to 0.03 acre is then credited toward satisfying the requirements for your project in the northern half of Lamar Landing. Additionally, the excess developed SUP area amounting to 0.18 acre is credited toward satisfying the neighborhood park development requirements for your project.

Response: Per emails with Curtis Bish, 0.40 acres of on-site open space may also be applied; 4.72 acres must be accounted for via cash-in-lieu of land dedication.

- Update the Public Land Dedication Table on sheet 1 to reflect only the land dedication requirements associated with your 264-unit project.

Response: Public Land Dedication Table has been revised to reflect land dedication requirements for the site only, but takes credit for 0.03 acres of Open Space provided within the Lamar Landing Master Plan, per conversations and emails with Curtis Bish.

- Based on the above as well as the updated unit count for your project, below are the PROS-related requirements applicable to your project:

- Land Dedication – Required land dedication for neighborhood park, community park, and open space purposes for the project remains at a total of 7.84 acres. However, after the 0.40-acre on-site open space and the 0.03-acre credit from the southern half of Lamar Landing are applied, cash-in-lieu shall be paid to cover the balance of 7.41 acres. Payment of \$1,316,556.93 will be due prior to plat recordation based on a current value of \$177,673/acre.

Response: Noted, thank you.

- Park Development Fees – A \$1,717.80 fee for neighborhood park and community park purposes will be collected per unit if building permits are pulled this year. This dollar amount reflects the 0.18-acre developed SUP credited from the southern half of Lamar Landing. If permits for your project are pulled in a subsequent year, the per-unit fee may be slightly higher to account for adjustments to park construction costs.

Response: Noted, thank you.

- Add the following notes somewhere on the site plan (Sheet 1 or 2?) to acknowledge how the PROS-related requirements are to be satisfied.



PROS NOTES:

1. UNMET REQUIRED LAND DEDICATION FOR PARK AND OPEN SPACE PURPOSES ON-SITE IS 7.81 ACRES AND SHALL BE SATISFIED BY A CASH-IN-LIEU PAYMENT.

Response: Added to Sheet 2, Notes, per comment.

2. EACH UNIT WILL HAVE A PARK DEVELOPMENT FEE DUE WHEN BUILDING PERMITS ARE PULLED. FEES WILL BE BASED ON THE PER-ACRE PARK CONSTRUCTION COSTS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.

Response: Added to Sheet 2, Notes, per comment.

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

Site Plan & Plat Comments

15A. See redline comments on subdivision plat and site plan.

Response: Redline comments have been addressed.

15B. Provide Certificate of taxes due.

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

15C. Provide most recent AES Board Monument Records for all aliquot section monuments (found and set).

Response: This information has been provided with this submittal.

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

16A. Advisory Note: 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: Noted, thank you.

17. Comments from Xcel Energy

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the second referral for Davis Development Multifamily at Lamar Landing and has a conflict. PSCo again requests 10-foot-wide utility easements abutting the north, south, and "new" east (west of the dedicated public right-of-way) property lines.

Response: Noted. Utility easements will be added to the plat after first review of Civil CDs.



PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Response: This note will be added to the plat upon the addition of utility easements after first Civil CD review.

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Response: Noted. Utility easements will be added to the plat after first review of Civil CDs.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.

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

Response: Acknowledged, Thank you.