

November 13, 2024

Rachid Rabbaa
City of Aurora | Planning Services
1515 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

**Re: 1900 S Chamber Community | Case #2018-6020-04; 2024-3026-00
Response to Site Plan and Plat Comments 02
DA #2105-02**

Thank you for your second round of site plan and plat comments that we received on October 7, 2024. We reviewed the comments and provided responses to redlines and responses to the comments in the letter below.

Please note that we have redesigned the west elevation to include an entry door and therefore have removed the adjustment request.

We look forward to working with the City of Aurora to make this new affordable housing development a success!

Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Planning would like the signs and Site Plan Notes to be located on a different sheet to allow the site plan to be expanded for a better view, and Please turn off AutoCAD with the next submittal. (Planning)
Response: Notes have been moved over, but a larger scale was not able to be used and still fit all the site improvements. The team does not want to split the plans into multiple viewports and feel that the plan reads clearly.
- Repeat comment: Label and dimension the non-street and street frontage buffer. (Landscaping)
Response: Labels and dimensions have been added.
- Per Pre-App notes, please provide sidewalks at the north side past the property line connecting to the existing sidewalk. City is still requesting an extension of the sidewalk. Please continue to coordinate (Civil Engineering)
Response: Sidewalk added from northern bounds of property to existing walkway near neighboring property access
- TIS not approved but minor comments on the TIS (Traffic Engineering)
Response: Comments addressed and changes incorporated
- Please see all the comments from Fire / Life Safety
Response: Please see response to redlines that accompany this resubmittal.

- The Preliminary Drainage Study must be approved before the site plan can be approved (Aurora Water)

Response: Understood.

- Repeat Comment: In order to be exempt from land dedication requirements we will need documentation from the housing authority showing that this is an affordable housing project. (PROS)

Response: Understood.

- Please see all the comments from Land Development Services and Easements

Response: Please see response to redlines that accompany this resubmittal.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No comments were received from outside registered neighborhood organizations.

Response: Acknowledged, thank you.

2. Completeness and Clarity of the Application

2A. Planning would like the signs and Site Plan Notes to be located on a different sheet to allow the site plan to be expanded for a better view.

Response: Notes have been moved over, but a larger scale was not able to be used and still fit all the site improvements. The team does not want to split the plans into multiple viewports and feel that the plan reads clearly.

2B. Please turn off AutoCAD with the next submittal.

Response: Document has been flattened as requested.

3. Architectural and Urban Design Comments

3A. Please label all the entrances.

Response: Entrances labels have been added to site plan and elevations

3B. Trash-This will be visible from Chambers as a south-facing elevation. Please consider shielding this from view. Show it on the elevation.

Response: Trash pickup area is a striped loading zone, no visible dumpsters to show on elevations. We have taken your suggestion into consideration and believe the number of trees and plantings along Chambers will shield this area from view on days of pickup

3C. Roof-How will the mechanical equipment be shielded from view? And which roof will have the mechanical equipment?

Response: Mechanical equipment will be inset into the roof & shielded by the walls and roof on the South Elevation, no equipment will be visible.

4. Signage & Lighting Comment

4A. Remove lettering and add a blank placeholder for the proposed signage.

Response: No lettering shown, blank placeholder has been noted for proposed building signage

5. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

Sheet 9:

5A. Repeat comment: Label and dimension the non-street and street frontage buffer.

Response: Labels and dimensions have been added.

5B. The native seed hatch is not showing in the curbside landscape area.

Response: Native Seed has been substituted for cedar mulch with shrub plantings throughout curbside landscaping due to changes in irrigation requirements for curbside landscape. Will be removed from legend.

5C. Repeat comment: On the south property line, show and label 16' water easement and 8" water line.

Response: Labels and dimensions have been added.

5D. Repeat comment: The AUS adjacent to the commercial site shall be 8' height.

Response: This tree has been adjusted to AUP plant code for Austrian Pine at 8' height.

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

6A. No comments.

Response: Acknowledged, thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Farhad Sarwari / 303-739-7306 / FSarwari@auroragov.org / Comments in green)

7A. Per Pre-App notes, please provide sidewalks at the north side past the property line connecting to the existing sidewalk. City is still requesting an extension of the sidewalk. Please continue to coordinate.

Response: Sidewalk added from northern bounds of property to existing walkway near neighboring property access

7B. Please label the sidewalk easement. The sidewalk easement shall extend 0.5' from the edge of the sidewalk.

Response: Sidewalk easement label added to plan.

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

Traffic Impact Study

8D. TIS not approved but minor comments on the TIS.

Response: Understood.

9. Fire / Life Safety (Rich Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

9A. Grading Plan FIRE/LIFE SAFETY REVIEWS THE INTERIOR SITE GRADES WITHIN THE ACCESSIBLE ROUTE UP TO THE ADJACENT PUBLIC-RIGHT-OF-WAY. USING A HEAVY DASHED DELINEATION AND LABEL SHOW THE EXTERIOR ACCESSIBLE ROUTE OF TRAVEL THROUGHOUT THE GRADING PLAN TO:

- Public transportation stops.
- Accessible parking and accessible passenger loading zones. This includes the required accessible garages.
- 60% of the required building entrances. Indicate all entrances and required exits on the plan.
- Provide an accessible route to all on-site amenities. These elements can include, but are not limited to, tennis courts, club houses, pools, laundry facilities, mail kiosks and dumpsters.
- Curb ramps at internal street crossings and accessible parking space access aisles that connect to adjacent sidewalks.
- Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.
- Accessible routes must be shown passing through gated entry(s) served.
- Show and label the location of accessible units required by IBC Chapter 11 and/or Revised 2003 HB-1221 as part of the exterior accessible route.

Response: Exterior accessible route of travel has been delineated as requested on the Grading Plan, the route meets the requirements as outlined in this comment. A note regarding accessible unit access has been added for clarification

10. Aurora Water (Jenny Wynn / 303-739-7490 / JWynn@auroragov.org / Comments in red)

10A. Advisory Comment: The Preliminary Drainage Study must be approved before the site plan can be approved.

Response: Noted, PDR to be resubmitted along with Site Plan.

10B. Please ensure all segments of the water main are covered by a water easement.

Response: Existing easement over waterline shown. Extents of water main are now covered by an easement.

11. PROS (Scott Hammons / 303-739-7131 / shammons@auroragov.org / Comments in mauve)

11A. In order to be exempt from land dedication requirements we will need documentation from the housing authority showing that this is an affordable housing project. (Repeat Comment)

Response: Understood. We are in conversation with the housing authority to get the required documentation.

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

Subdivision:

12A. Send in the Statement of Authority to confirm the signatory of the Ownership.

Response: Understood. This will be secured once Plat is preliminarily approved, prior to recordation.

12B. Note #4 – add the full stampings on the caps found.

Response: Full stamping now included in the basis of bearing statement.

12C. Note #6 – update information.

Response: Understood.

12D. Move the Title Block more in the Bottom right corner.

Response: Title block moved on both sheets

Page 2:

12F. The existing easements will need to be released by separate documents. Submit the easement documents to releaseeasement@auroragov.org.

Response: Easement documents created/attached.

12G. Show or dedicate this portion of a Water Easement to cover the Water line - confirm with Aurora Water.

Response: Existing easements cover waterline, now show on survey.

12H. Separate this Water easement and label name and width.

Response: Water easement is now separated and labeled as a water easement.

12I. Send in the Monument Records.

Response: Monument records attached.

12J. Separate this Water easement and label name and width.

Response: Water easement is now separated and labeled as a water easement.

12K. Add the Tie distance as shown.

Response: Tie distance now shown.

Site Plan: Page 3:

12L. Make the Subdivision line darker - more bold.

Response: Line has been made more bold.

12M. Label the Water easement for the hydrant.

Response: Water easement for hydrant has been labeled as requested.

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12N. dedicate this portion of a Water Easement to cover the Water line - confirm with Aurora Water.

Response: Dedicated as requested on the Plat.

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

13A. EASEMENT DEDICATIONS TO BE SUBMITTED TO DEDICATIONPROPERTY@AURORAGOV.ORG,
RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG.

Response: Easement dedications have been submitted as requested.