

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



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July 22, 2022

Michael Lee  
Davis Development  
7375 W 52<sup>nd</sup> Ave, Ste 200  
Arvada, CO 80002

**Re: Initial Submission Review – Davis Development Multifamily at Lamar Landing – Site Plan and Plat**  
Application Number: **DA-2239-02**  
Case Numbers: **2022-4033-00; 2022-3031-00**

Dear Mr. Lee:

Thank you for your initial submission. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members. Apologies for the delay in returning this first review letter. I can coordinate with you on your subsequent submission to determine an updated timeline for this application.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 8, 2022.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

Daniel Osoba, Planner II  
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\\$DA\2239-02rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please update the data table per the redline comments.
- Update the documents to reflect the new Unified Development Ordinance, UDO, standard for building length. An adjustment is not required.
- Include masonry calculations for all elevations.
- Additional ROW dedication may be required.

### **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.
- 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.

#### **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](http://www.aurora4biz.org). The total fee due is **\$28,214.75**.

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

#### *Letter of Introduction*

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

#### *Site Plan Comments*

##### *Sheet 1*

- 2E. Update the ROW dedication area as necessary per Civil Engineering comments.
- 2F. Round percentages to the nearest tenth. Update to ensure the totals equal 100%.
- 2G. As the adjustment is no longer needed, please remove the PC line item.
- 2H. Create a full box for amendments.

##### *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.
- 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.
- 2K. Label the concrete area.
- 2L. The trash enclosure is missing the callout.
- 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.

### **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.

#### **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.
- 4B. In the north/south street, please show and label all street furniture (i.e. benches, trash receptacles etc.).
- 4C. Provide a crosswalk for the curb ramps shown. There are several instances called out on the redlines.

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

##### *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.

#### **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.
- 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.
- 5C. Update the data table parking requirements column.

##### *Sheet 7*

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

##### *Sheet 11*

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

#### **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.



*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.
- 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.
- 6D. Change the note per the redline comment on all elevation sheets.
- 6E. Typical for all roof elements: a cornice or reveal must be at least 24". Please either dimension or add a note stating compliance.
- 6F. Fill in the notes, typical for all elevations 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.
- 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.
- 6I. Please provide colored elevations (separate document from the Site Plan) or renderings with the next submission.

*Sheet 18*

- 6J. Add a typical dimension for the garage doors.
- 6K. Provide the garage door material/color details.

**7. Signage & Lighting Comments**

*Sheet 1*

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

*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.

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

*Site Plan Comments*

*Sheet 7*

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

*Sheet 8*

- 8G. Update the plant schedule where indicated.

*Sheet 10*

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



- 8J. A sound attenuation wall is required adjacent to E-470 unless an adjustment is being requested and hardship is expressed.
- Note from the Case Manager – if this is requested, please ignore other comments regarding process changes from Planning Commission to Administrative. Any adjustment request will require PC approval.
- 8K. All parking rows are to terminate with a landscaped island. One tree and six shrubs minimum. The transformer should be relocated.
- 8L. Add a tree to the parking lot island where indicated.
- 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.
- 8N. Label what appears to be a trash enclosure space.
- 8O. Replace the indicated plants with ones that will get 3'-4' tall to screen the parking lot.
- 8P. Darken the parking spaces.
- 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.
- 8R. Add the parking carport linework to the legend and darken the outline.
- 8S. Sanitary sewer line/tree conflict.

#### *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.
- 8U. Replace the indicated plants with ones that will get 3'-4' tall to screen the parking lot.
- 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.
- 8W. Street trees along Gun Club Road should be 2.5" minimum.
- 8X. Currently, there are five different tree species specified along this street. Do not use ornamentals. Change this to no more than three species for aesthetic consistency.
- 8Y. Add the street name.
- 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.

#### *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.

#### *Sheet 13*

- 8CC. Fix the matchline, line type scale/thickness.
- 8DD. Add a tree where indicated.
- 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.
- 8GG. Darken the sod hatch.
- 8HH. Add the street name.

#### *Sheet 14*

- 8II. If trash enclosures are being provided, include a detail of the enclosure in terms of material, color, and height.
- 8JJ. If a sound attenuation wall is being provided, then include a detail of the sound attenuation wall.
- 8KK. If monument signs are proposed, including a detail of the monument sign.



**9. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@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.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**10. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto: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.

*Sheet 4*

- 10B. Show the connection to the existing at the northeast corner of the property.  
10C. Label the curb return radii. The minimum is 25-feet.  
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.
  - 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.  
10G. Show the connection to the existing at the southeast corner of the property.

*Sheet 5*

- 10H. The boundary road section does not match the PIP.  
10I. Show the required improvements and transitions back to the existing plan itself.  
10J. The minimum slope in unpaved areas is 2%.  
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%.  
10L. Verify with Life Safety that the proposed 20' width is adequate.  
10M. The minimum slope away from the building is 5% for 10' for landscape areas and a minimum of 2% for impervious areas.  
10N. Show and label the 100-year water surface elevation.  
10O. Provide an access easement connecting the drainage easement to the ROW.  
10P. Ensure the slope does not exceed 2% in any direction for the ADA parking spaces.

*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.

*Sheet 11*

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

*Sheet 13*

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

*Plat Comments*

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



- 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.

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

*Site Plan Comments*

*Sheet 2*

- 11A. The notes called out on the redlines are the same note.  
11B. Add the note per the redline comment.

*Sheet 4*

- 11C. Traffic signal easements are needed on both corners.  
11D. Verify the detail conforms to COA detail TE 11.  
11E. The road ends object markers across the entire flowline.  
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.  
11G. Provide MUTCD sign designation and color.  
11H. Orient all fire lane signs to be 45 degrees from the flowline.  
11I. Sight distance is to be measured at 14.5 from the flowline.  
11J. Add a stop sign and sight distance triangles.  
11K. The area called out is shown as planting in the landscape plan. Please revise.  
11L. Align the ramps.  
11M. Bike racks are barely visible. Please revise all and reference the detail. Provide the dimension of the bike rack pad.  
11N. What is the dimensioning called out on the redlines?  
11O. Relocate the signs called out on the redlines.  
11P. Remove the hatching to match the Site Plan.  
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.  
11R. Add the sight triangle, typical.  
11S. Label the flowline to flowline dimension in areas with parking and bulb-outs.  
11T. The proposed accessible parking sign will cause the car to overhang into the fire lane. Please relocate.  
11U. Relocate signs to a landscape area.  
11V. The ramp width is to match the adjacent sidewalk.  
11W. Add a stop sign and sight distance triangle.  
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 11 All striping and pavement markings are to be installed per COA detail TE 12.1-12.3 ADA connection to the cross street.  
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.

*Sheet 5*

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

*Sheet 9*

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





- 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.

*Sheet 15*

- 11CC. Include a typical mounting detail.

*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.
- 11EE. Provide a signal warrant analysis (Warrants 1, 2, 3) for 5<sup>th</sup> Avenue and Gun Club Road for the build-out year.
- 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.
- 11GG. Label the project location (Davis Development) on Figure 2.

**12. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto: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.
- 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.

*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.

*Sheet 4*

- 12D. Show the adjacent access roads that will support the site.
- 12E. The road called out on the redlines needs to be compatible with the adjacent roadway, which may require a different roadway design.
- 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.
- 12G. Show and label all mail kiosks and amenity uses for this site.
- 12H. All exterior fire riser room doors shall have a Knox box, typical.
- 12I. Dedicated fire lane easements shall be a minimum of 23-feet 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.
- 12K. Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb, typical.
- 12L. Identify and label the front main entrances.
- 12M. A Knox Box will be required at the front main entrance to each building.
- 12N. Show the adjacent access roads that will support the site.





*Sheet 6*

- 12O. The City has adopted the 2021 ICC code series. The 2009 edition is no longer acceptable. Revise the fire flow calculations.
- 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.
- 12Q. Please revise the fire service line labels: 4" Fire Line DIP (private).

*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."

*Plat Comments*

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

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

*Site Plan Comments*

*Sheet 6*

- 13A. Show the alignment of the maintenance access path.
- 13B. Relocate the manhole outside of the utility easement.
- 13C. Relocate the inlet outside of the utility easement.
- 13D. Label the proposed connection to the existing main.
- 13E. Please revise to Water and Sanitary Easement.
- 13F. Reference the project that the sanitary is going to connect to.

**14. PROS** (Alex Grimsman / 303-739-7154 / [agrimisma@auroragov.org](mailto:agrimisma@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.
- 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.
- 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.
- 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.
- 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

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.

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

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

*Site Plan Comments*

*Sheet 1*

- 15A. Add “the NE ¼ of”.
- 15B. Dedication language does not belong on the Site Plan.

*Sheet 4*

- 15C. Contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) for the easement concerns, typical.
- 15D. Label the subdivision exterior B&D's, typical.
- 15E. Label unincorporated Arapahoe County.
- 15F. Add unplatted.
- 15G. Label the E-470 ROW.
- 15H. Label Lot 1, Block 1.
- 15I. Add the ROW Reception No.



*Plat Comments*

- 15J. Provide the certificate of taxes due.
- 15K. Provide the most recent copy of AES Board Monument Records (for found and set controlling monuments).
- 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.
- 15M. Please see the redlines for corrections, edits, and general comments.

**16. Revenue** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

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



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

May 27, 2022

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Daniel Osoba

**Re: Davis Development Multifamily at Lamar Landing, Case # DA-2239-02**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat and site plan for **Davis Development Multifamily at Lamar Landing** and requests 10-foot-wide utility easements abutting the north, south, and "new" east property lines.

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.*

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.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://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.

Donna George - Right of Way and Permits - Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

**AURORA PUBLIC SCHOOLS - STUDENT YIELD****5/26/2022****Davis Development Multifamily at Lamar Landing (DA-2239-02) - 1st Submittal**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	278	0.145	40
TOTAL	278		40

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	21	0.04	11	32	0.03	8	40
TOTAL		21		11	32		8	40

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	21	0.0175	0.3649
MIDDLE	11	0.025	0.2780
HIGH	8	0.032	0.2669
TOTAL	40		0.9098

## MAINTENANCE ELIGIBILITY PROGRAM (MEP)

### MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10008791
Partner ID:	1620797
MEP Phase:	Referral

**Date:** May 25, 2022  
**To:** Daniel Osoba  
*Via Aurora Website*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	DAVIS DEVELOPMENT MULTIFAMILY AT LAMAR LANDING (RSN 1620797)
<b>Location:</b>	Aurora
<b>Drainageway:</b>	Alicia Way

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Not applicable
- 1) Thank you for providing us the opportunity to review. This site likely does not have maintenance eligible features due to pond outfall likely using existing E-470 storm infrastructure.
- 2) We will confirm this condition once we have received a preliminary drainage report to review.

**MHFD requires responses to the review comments, please include these responses with any future submittal.**

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Derek Clark, PE  
Project Manager  
Mile High Flood District