

December 19, 2024

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

RE: Initial 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 December 16, 2024. 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

- Fees in the amount of \$23,062.00 are due prior to the second submission. The second review will not occur until fees are paid.  
***Response: Fees will be paid by separate cover.***
- Please review your cover sheet, See all the comments from Planning (Items 1-4)  
***Response: See City redlines for RTC***
- Check the graphic scale. This appears to be saying it's 40 scale but it is actually 20 scale. Provide a written scale as well. See all the comments from Landscaping (Item 5)  
***Response: Scale bar is updated to match plan scales.***
- Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes (Item 6)  
***Response: SHP file is provided with resubmittal.***
- The project area shall be indicated by shading (2.03.4.01 of the 2023 COA Roadway Manual) (Item 7).  
***Response: The proposed paved areas are shaded, and the proposed concrete is hatched. The project is delineated within the boundary of site.***
- A vehicle turning template will be needed for Lot 5. It looks like a vehicle couldn't get out of the garage. Will need to see that it is possible. (Item 8).  
***Response: Turning template is provided for Lot 5. The private drive length has been increased to allow vehicle movement. The vehicle will need to make a K turn to make the turning movement.***
- Provide the following information in the data block: 2021 IBC or IRC construction type,

occupancy type, sprinklered or non-sprinklered building. See notes on sheet 2 regarding occupancy type (Item 9)

**Response:** *IRC Group R-3 code is being used, non-sprinklered, construction type V-A*

- This Site Plan can not be approved until the Preliminary Drainage Report is approved. (Item 10)

**Response:** *PDR has been reviewed and comments updated with the resubmittal.*

- There are several trees on the property that will be impacted by the project. Tree mitigation is always above and beyond the Landscape Code requirements (Item 11)

**Response:** *SHP file is provided with resubmittal.*

- A total of \$7,680 CIL due at the time of plat + \$24,468.83 in Park Development Fees. (Item 12)

**Response:** *Fees noted, payment will be made when plat is ready to record.*

- Please see the comments from Land Development Services and Easements regarding the Plat: Revise Title from "Lot 1" to "Lot 2"; Revise Vicinity Map to show ½ mile in each direction and label all publicly dedicated streets (Item 13-14)

**Response:** *Comment noted plans are revised*

- Please see the attached letter from Cherry Creek School about Land Dedication Fees.

**Response:** *Comment noted*

## **PLANNING DEPARTMENT COMMENTS**

### **1. Community Questions, Comments, and Concerns**

1A. The following comments have been received from external agencies, adjacent property owners and HOA's. Please respond to the comments in the required comment response letter, summarize what was discussed and resolved (if anything) and what steps were promised (if anything).

**RESPONSE:** *Comment noted*

1B. RTD staff have reviewed the submittal and have the following comments: • Bus Operations - No exceptions • Bus Stop Program - No exceptions • Commuter Rail - No exceptions • Construction Management - No exceptions • Engineering - No exceptions • Light Rail - No exceptions • Real Property - No exceptions • Service Development - No exceptions • Transit Oriented Development - No exceptions • Utilities - No exceptions. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

**RESPONSE:** *Comment noted*

1C. Tom Davenport - The Island / The Oasis / Volleyball of the Rockies  
South Of the Border Volleyball Vacations 2233 S Geneva St, Denver CO 80247  
[TDCOLO@GMail.com](mailto:TDCOLO@GMail.com) (W) 303-745-2255

I am the owner of the adjacent property to this project, The Island Beach Volleyball Facility. I attempted to find the location for comments online but was unsuccessful so I am dropping an email in your inbox instead. It was/is my understanding that the parcel in question was/is zoned industrial. My business has lights and noise as part of our daily business operations. I already have the occasional complaint from the condos on the west side of Galena and having more residential development adjacent to our property does not seem an appropriate fit. My hope is that this site is developed by a commercial use more compatible with our neighborhood and not condos or houses or apartments. I do not look forward to complaints for the music we play on our volleyball courts, the noise from our players as they compete, referee whistles, and the occasional live music that we have as part of our cabaret license. This is not an appropriate use and I would not support this project. We have a good community of business in our little corner of Aurora. This does not seem the correct fit for this parcel.  
Thanks Tom

***RESPONSE: See enclosed letter for owner.***

1D. Please see the attached letter from Cherry Creek School about Land Dedication Fees.

***RESPONSE: Comment noted, the owner will coordinate with the CCSD***

**2. Completeness and Clarity of the Application**

2A. Fees in the amount of \$23,062.00 are due prior to the second submission. The second review will not occur until fees are paid.

***RESPONSE: Comment noted.***

2B. Missing pre-application responses letter. Please submit it with your next submittal.

***RESPONSE: The RTC was included in the submittal. Included with the resubmittal.***

2C. Missing property owner authorization letter. Please submit it with your next submittal.

***RESPONSE: The applicant is the owner of the property. The provided title demonstrates this. A letter is provided with the resubmittal.***

2D. Site Plan Cover Sheet: Include the square footage and percentage of hardscape, landscape, and building footprint in the Data Table.

***RESPONSE: Data is added***

2E. Please add the number of townhouses in the data table.

***RESPONSE: Data is added***

2F. Only do single sheet numbers 1, 2, 3 etc. Do not do 1 of X.

**RESPONSE: Sheets are numbered accordingly.**

2G. Please remove the location map, it is not needed.

**RESPONSE: This is a company standard; however, the map has been removed.**

2H. Please remove the setbacks table from the Site Data Table.

**RESPONSE: This is a company standard and was left in the data table.**

### **3. Architectural and Urban Design Comments**

3A. Please add the square footage of each townhome. Lot dimensions, boundaries, and lot block numbers need to be included in the Site Plan.

3B. Identify abutting zone districts as required in the Site Plan Manual.

**RESPONSE: Site data is added**

3C. Please include the ADA route on the site plan and on the legend. The ADA standard for sidewalks is 5.5', which requires widening the sidewalk to that width to comply with Federal Law. The route should be shown on the Site Plan with a thick dashed line.

**RESPONSE: The sidewalk width is increased.**

3D. Please show the entrance for each townhome.

**RESPONSE: The entrances are shown and called out.**

3E. For the elevations – Please clarify what the structure is on top of each unit. The structure should be included in the height calculation.

**RESPONSE: Elevations are revised**

3F. For the elevations – Please provide a breakdown percentage of the building materials: Per UDO Code Table 4.8-6 (50 percent shall be clad in brick or stone, or 75 percent shall be clad in stucco, or 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.)

**RESPONSE: Data table is provided**

3G. Where flat roofs are used, the design or height of the parapet shall include at least one

change in setback or height of at least three feet along each 60 linear feet of façade.

**RESPONSE: The roof top patios are removed; the buildings are now 3-story and balcony along Galena street units.**

3H. Per code section 146-4.8.5.c: Each primary structure or portion of a primary structure with a height of 30 feet or more and more than two stories shall use vertical articulation to present a clear base, middle, and cap to the building on each façade facing a street or a Residential zone district. Please provide a more pronounced base, middle, and cap on the north and east elevation facades with the next submittal.

**RESPONSE: The elevations are updated**

3I. Please provide all the elevations for each side of the townhome building sets. On a separate sheet. Label all the individual elevations accurately.

**RESPONSE: The elevations are updated**

3J. The elevations are generally hard to understand and read without a Material Board. Please include it in the next submission. Below is the Table 4.8-5 Permitted Primary Building Materials. Please review.

Table 4.8-5 Permitted Primary Exterior Building Materials		
✓ = Permitted Blank cell = Not Permitted ✓AB = Conditional	Residential Districts	
	Single-Family Detached and Two-Family	Townhouses and Multifamily
Architectural Glass	See. Sections 146-4.8.3.C and D.	
Corrugated Metal [1]		
Composite Wood		✓
Detailed Cast Concrete		✓
Masonry - Brick		✓
Masonry - CMU Block		✓
Masonry - Decorative Tile		✓
Masonry - Natural Stone		✓
Metal Panel		✓
Large Cementitious Panels [2]		
Three Coat Stucco		✓
Synthetic Stucco		

**RESPONSE: Elevations and data table updated.**

#### **4. Signage & Lighting Comments**

4A. Show monument sign location and setbacks with the next submittal.

***RESPONSE: The owner is planning to place site signage on the east side of building B, reference elevations.***

#### **5. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal) Sheet 1 Cover Sheet**

5A. Only do single sheet numbers 1, 2, 3 etc. Do not do 1 of X.

***RESPONSE: Sheets are renumbered***

5B. Correct the location of the identified site on the vicinity map.

***RESPONSE: Vicinity map is updated; site location is shaded.***

#### **Sheet 2**

5C. Correct the overlap of the site plan notes with the 811 notification.

***RESPONSE: Plan is updated with overlapping fixed.***

5D. Update the sheet numbering.

***RESPONSE: Sheet number is updated***

#### **Sheet 4**

5E. Check the graphic scale. This appears to be saying it's 40 scale but it is actually 20 scale. Provide a written scale as well.

***RESPONSE: The scale bar is updated***

5F. Add the street names.

***RESPONSE: Street names are added.***

#### **Sheet 7**

5G. Include the actual street, curb, sidewalk etc. Refer to the Site and Grading Plan sheets in the plan set.

***RESPONSE: The existing condition background is added.***

5H. Add "Not for Construction" to all landscape plan sheets.

***RESPONSE: The note has been added.***

5I. Show the property line darker and as a traditional line type. A long dash and two short dashes.

***RESPONSE: Boundary is updated***

5J. Include the easements labeled and dimensioned.

***RESPONSE: Easements are labeled and called out***

5K. This drawing is not scaling correctly.

***RESPONSE: Scale and scale bar is updated***

5L. Will there be any monument signage proposed?

***RESPONSE: The owner is proposing to place signage on building 2.***

5M. If there are existing site items being removed, do not include those on the landscape plan nor the label for them.

***RESPONSE: Understood the plan is updated.***

5N. How do the trash trucks access the dumpsters with the curbing and it appears as if a the drive is being extended yet the curbing in this area is not modified.

***RESPONSE: A curb cut has been added.***

5O. Turn the inlet and piping labels off.

***RESPONSE: Storm calls are removed from the landscaping plan.***

5P. Make sure the title block is in the same location on all sheets. Refer to sheets 1-4.

***RESPONSE: Title block is the same for all sheets.***

5Q. Don't include the 25' dimension as this is not being met.

***RESPONSE: The 25' buffer is updated to reflecting current 15' setback.***

5R. Fix overlapping labels.

***RESPONSE: Plans updated***

5S. Remove shrub over the inlet.

***RESPONSE: Plan is updated***

5T. What is the front yard area for both buildings? What is the proposed landscape treatment for these spaces?

***RESPONSE: Plan updated with land cover plants and materials.***

5U. According to code, the curbside area is supposed to have a variety of plant shrub types that differ in height, color and width. What is being proposed appears to be all junipers.

***RESPONSE: The plan is updated with diversified planting for curbside area.***

5V. Because the Planning Department does not review landscape construction drawings, there should not be any contractor and/or landscape construction notes provided on the plan.

***RESPONSE: Plan is updated and construction notes removed.***

5W. Please provide a written scale as well. The drawing scale is not 40 and it isn't quite 20 scale either. Please address.

***RESPONSE: Scale on the plan is updated.***

5X. Update the landscape table to reflect the review comments provided.

***RESPONSE: The table is updated with the required information.***

5Y. Ornamental trees shall be 2" minimum.

***RESPONSE: Plans and planting schedule are updated.***

5Z. Remove the 2" caliper from the size of the evergreen trees.  
Sheet 8.

***RESPONSE: Plans and planting schedule are updated.***

5AA. Because the Planning Department does not review landscape construction drawings, there should not be any contractor and/or landscape construction notes provided on the plan.



**RESPONSE: Plan is updated and construction notes removed.**

5BB. Only include the landscape notes as required in the Landscape Reference Manual available online as well as any notes required by other City departments.

**RESPONSE: Notes are updated per request.**

5CC. Also include a note describing the proposed mulch treatments for the landscaping.

**RESPONSE: Notes are updated per request with mulch treatments.**

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

6A. 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: A SHP file is provided.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Civil Engineering (Jonathan Phan / 303-326-8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org) / Comments in green) Cover Sheet:**

7A. The project area shall be indicated by shading (2.03.4.01 of the 2023 COA Roadway Manual).

**RESPONSE: The project location is shaded on the vicinity map.**

7B. I also believe the site is a little further west of Havana.

**RESPONSE: The location has been updated**

7C. Please remove location map as this isn't necessary.

**RESPONSE: This is our company standard; however, it has been removed.**

7D. Remove copyright notes restricting reproduction of the approved plans and reports. (TYP.)(2.03.5.10 of the 2023 COA Roadway Manual)

**RESPONSE: Copyright notes are removed.**

**Sheet 2:**

7E. Fix the text overlap

**RESPONSE: Plans are updated.**

**Sheet 3:**

7F. Curb ramps shall be provided within an acceptable distance of residential mail kiosk (4.02.3 of the 2023 COA Roadway Manual)

**RESPONSE: Ramps are added.**

7G. Plan view is purposing a 4 inch

**RESPONSE: There is rollover curb and 6" vertical curb. Callout updated so it is clear which is which.**

7H. Identify as private (TYP.)

**RESPONSE: Interior roads are labeled as private**

7I. More clarification is needed on how you would get access to this 15' driveway. Are you driving over the mountable curb to get here?

**RESPONSE: There is rollover curb from the 15' drive to the 24' drive. The rollover curb is called out.**

7J. Legend icon doesn't match the plan view

**RESPONSE: Plan and legend are updated**

7K. Label the roadway classification. (TYP.)(2.06.1.03 of the 2023 COA Roadway Manual)

**RESPONSE: Roadway classifications are added to the plan**

7L. Label and dimension existing curbside landscaping (TYP.)

**RESPONSE: The backgrounds are included on the drawing, and the proposed landscaping in the ROW is shown.**

7M. Please provide directional ramps. Also cannot direct pedestrian into the cross pan

**RESPONSE: The ramps are updated**

**Sheet 4:**

7N. Show roadways and roadway names. Label the roadway classification.

**RESPONSE: The information is added to the plan.**

7O. (2.06.1.03 of the 2023 COA Roadway Manual)

**RESPONSE: The property lines, easements and tracts are shown on the plan.**

7P. Show purpose contours (2.08.1.01 of the 2023 COA Roadway Manual).

**RESPONSE: Contours are provided.**

7Q. Label the purpose driveway.

**RESPONSE: Proposed driveway is labeled.**

7R. Show finished floor or top of foundation elevation of all structures (TYP.)(2.08.1.03 of the 2023 COA Roadway Manual).

**RESPONSE: The calls are added.**

**Sheet 5:**

7S. Please make sure the title is consistent with the other sheets (TYP.)

**RESPONSE: Title is updated all sheets**

7T. Please add the following note:

**RESPONSE: 1/6/25; Note added.**

7U. "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

**RESPONSE: Note added**

7V. SL1 is required for local streets (TYP.)

**RESPONSE: Street light revised**

7W. Warren is a local street

**RESPONSE: Roadway classification revised**

7X. The lighting calculations isn't needed at the site plan. Please remove and add when it comes into civil plan process.

**RESPONSE: *Lighting calculations removed.***

7Y. Public streets shall have public streetlights in conformance with COA standards.

**RESPONSE: *Public streetlighting confirmed to conform to COA standards.***

7Z. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

**RESPONSE: *Requested information added for each street.***

7AA. Roadway Classification (typical section name)

**RESPONSE: *Requested information added for each street.***

7BB. Adjacent Land Use Category (i.e., TOD), as applicable

**RESPONSE: *Requested information added for each street.***

7CC. Number of lanes

**RESPONSE: *Requested information added for each street.***

7DD. Back-to-back curb width

**RESPONSE: *Requested information added for each street.***

7EE. Pedestrian Activity Level

**RESPONSE: *Requested information added for each street.***

7FF. Pavement Type: R3, for all lighting calculations

**RESPONSE: *Requested information added for each street.***

7GG. This information (if its not already shown) can be added to the street sections provided if desired.

***RESPONSE: Acknowledged.***

**Sheet 6:**

7HH. Please remove all public street light information as it is not needed in the site plan (off site lighting).

***RESPONSE: Acknowledged.***

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

8A. TIS has a small rounding error. It will look more complete with all the volumes equal out.

***RESPONSE: Corrected***

**Site Plan:**

8B. Will need to show the west side of Galena Street to verify other side of street.

***RESPONSE: The west side of the street is added***

8C. Need to show sight triangles on plans for the site plan and landscaping plans.

***RESPONSE: Sight Triangle area added***

8D. A vehicle turning template will be needed for Lot 5. It looks like a vehicle couldn't get out of the garage. Will need to see that it is possible.

***RESPONSE: The turn template is added to the site plan***

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

**Sheet 1**

9A. Provide the following information in the data block: 2021 IBC or IRC construction type, occupancy type, sprinklered or non-sprinklered building. See notes on sheet 2 regarding occupancy type.

***RESPONSE: The information was added.***

9B. Provide line item for accessible parking spaces and van accessible parking spaces.

***RESPONSE: The parking data has been updated***

9C. Will there be any EV parking provided?

***RESPONSE: No EV parking spaces are proposed***

**Sheet 2**

9D. Add this note and complete the applicable portions of the attached table.

***RESPONSE: Plan is updated be the direction.***

9E. Replace note 1 with the following note.

***RESPONSE: The note has been replaced***

9F. Replace note 2 with the following note.

***RESPONSE: The note has been replaced***

9G. Remove note 5.

***RESPONSE: The note has been removed.***

9H. Per the 2021 IBC, Section 202, Definitions TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides. ❖ This specific configuration of construction is called different things in different parts of the country, such as a rowhouse. A townhouse structure that meets the following four criteria is not regulated by this code, but is regulated by the IRC. Those criteria are: 1. Each unit extends from foundation to roof with no vertical overlap of any parts of adjoining units. 2. Each unit must have open space on at least two sides (either two opposite or two adjoining sides). 3. Each unit must have a separate means of egress. 4. The building must not exceed three stories above grade plane. If all of these criteria are met, then according to the exception to Section 101.2 of this code, the structure is within scope of the IRC. (It should also be noted that townhouses within the IRC must be separated by a wall or walls meeting specific criteria.) Where a structure does not meet these four criteria, it will need to be regulated under this code and will either be classified as a Group R-2 or Group R-3 structure, depending on how the units are separated. A building containing three or more dwelling units is regulated as a Group R-2 occupancy. To be considered a Group R-3, the structure must have one or two dwelling units, or be subdivided by fire walls between every unit or every two units (see Section 310 and the definitions for “Area, building,” “Dwelling” and “Dwelling unit”). Finally, the definition of “Townhouse” is not dependent on the presence of individual lots. A townhouse structure could be built with any number of attached units on the same lot, or it could be developed such that a property line lies at each common wall separating two units (see definition for “Lot”).

***RESPONSE: The proposed buildings will fall under the IRC Group R-3***

9I. By definition, these units cannot be considered as IRC townhomes because the roof access establishes a fourth story. They would be considered IBC R-2 and would require fire sprinklers. If you do not agree with this interpretation, please provide the code path that allows them to remain under the IRC. Further corrections may be needed once occupancy type has been established.

***RESPONSE: The roof top have been removed so the buildings will be 3-storys.***

### **Sheet 3**

9J. Show and label accessible routes. TYP

***RESPONSE:***

9K. Show and label all fire hydrants within 400' of site. Use symbol provided.

***RESPONSE: Fire hydrants have been called.***

9L. Please provide detail of mail kiosk. See note provided.

***RESPONSE: Detail of kiosk is added.***

9M. Scales and drawing measurements do not agree.

***RESPONSE: Scale bar is updated***

9N. Add hydrant at this location.

***RESPONSE: Hydrant is added***

9O. Will there be a curb in front of the trash enclosure?

***RESPONSE: A curb cut is provided***

### **Sheet 4**

9P. Show and label accessible routes.

***RESPONSE: The area in front of the trash enclosure and mail kiosk have been graded for accessible access. There are steps into and out of the units. These are for sale townhomes.***

### **Sheet 5**

9Q. Show accessible routes on photometric plan. Make sure paths of egress meet criteria

provided.

**RESPONSE: See above comment**

**Sheet 7**

9R. See sheet 3 for location of fire hydrant. Add to landscape plans.

**RESPONSE: The hydrant has been added.**

**Sheet 8**

9S. Add this note to this page.

**RESPONSE: The note has been added**

**Sheet 9**

9T. See notes on sheet 2 regarding occupancy type.

**RESPONSE: The data has been added to the plan.**

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

10A. This site plan can not be approved until the Preliminary Drainage Report is approved.

**RESPONSE: Comment noted**

10B. Advisory: No roof overhangs, stairs, or other structural encroachments within the utility easement.

**RESPONSE: The balconies have been removed.**

10C. Ensure there's at least 5' horizontal clearance between water meter and street light.

**RESPONSE: The utilities have been adjusted.**

10D. The utility lines need to be connecting to the building.

**RESPONSE: They are shown this was for the 5' over dig typical to foundation installation. The plan is updated as requested.**

10E. Remove the size of the meters, this will be called out on the civil plans.

**RESPONSE: Plan is updated.**

10F. If the sanitary manhole is not within a pavement section, a 6x6 inch concrete collar shall



be placed around the frame.

**RESPONSE: Concrete section are shown.**

10G. Lot 9 is missing a water meter and service line

**RESPONSE: The services are added and updated.**

10H. Advisory note: Any changes from comments on the drainage plan and report must be reflected on this page as well

**RESPONSE: Understood.**

10I. Sanitary service lines cannot be constructed through or in front of the adjoining property.

**RESPONSE: Service lines are on a per lot basis.**

10J. Service lines cannot be any closer than 5' to the side property line and there must be 10' horizontal clearance between water and sanitary service lines

**RESPONSE: Service lines are updated.**

10K. Add the utility line types to the legend.

**RESPONSE: Plan is updated.**

**11. Forestry (Becky Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

11A. There are several trees on the property that will be impacted by the project. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

**RESPONSE: Comment noted**

11B. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors.

***RESPONSE: The mitigation data is provided on the landscape plan.***

11C. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:  
<https://www.auroragov.org/cms/one.aspx?pageId=16394080>

***RESPONSE: All on site existing shrubs and trees will be moved.***

11D. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

***RESPONSE: Existing plants to be removed and mitigated are shown on landscape plan now.***

**12. PROS (Adison Petti / 303-739-7437 / [apetti@auroragov.org](mailto:apetti@auroragov.org) / Comments in mauve)**

12A. WAIVER OF MU-C REQUIREMENT FOR SUP ON SITE DUE TO SMALL PROJECT SIZE. 11 Single family units x 2.65 = 30 residents = .09 acres neighborhood park, .03 acres community park, totals \$7,680 CIL due at time of plat + \$24,468.83 in Park Development Fees.

***RESPONSE: Comment noted***

**13. Land Development Services (Roger Nelson / 720-587-2657 / [RNelson@auroragov.org](mailto:RNelson@auroragov.org) / Comments in magenta)**

13A. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.

***RESPONSE: Comment noted***

13B. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

***RESPONSE: A letter of authorization is provided, the applicant is same as those listed on the title commitment.***

13C. (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: Comment noted***

13D. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

***RESPONSE: Closure is included in the submittal.***

13E. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

***RESPONSE: Records are included with the resubmittal.***

**Subdivision Plat:**

13F. Sheet 1: Revise Title from “Lot 1” to “Lot 2”; Revise Vicinity Map to show ½ mile each direction and label all publicly dedicated streets within the same; Dedication – Revise to include a metes and bounds description and address additional redlines; Add the recording date for the referenced covenant; Add the fence note and revise the title commitment date to be within 30 days of plat acceptance; Confirm that the ownership matches the title commitment exactly; Revise the City of Aurora Approvals as indicated.

***RESPONSE: Revised***

13G. Sheet 2: Legend – Add the diameter of caps to fully describe the monuments; Fully describe aliquot section corner cap stamping; Label the Point of Commencement and Point of Beginning; Label the Block Number; Individual lot distances do not total the overall distance shown; Show record bearing where they differ from measured; Label the easement widths where indicated; Does there need to be access easements dedicated on the plat?

***RESPONSE: Revised***

**Site Plan:**

13H. Sheet 1: Revise the title to reflect “Lot 2”

***RESPONSE: Revised***

13I. Sheet 3: Match the plat exterior bearings and distances; Label the public ROW widths; Label the proposed sanitary sewer easement; Label the 6’ Gas Easement; Does there need to be access easements?

***RESPONSE: Revised***

13J. 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.)

***RESPONSE: A copy of the taxes paid is included with the submittal.***

13K. 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: Comment noted***

13L. Send in the closure sheet for the description.

***RESPONSE: Closure sheet is included.***

13M. Send in the State Monument Records for the aliquot corners used in the plat.

***RESPONSE: Monument records are included in the resubmittal.***

13N. Cover Sheet: Description must match plat. (Lot 1 Block 1, Highline Village Filing No. 4)

***RESPONSE: Cover is updated***

13O. Sheet 2: B&D must match plat. The bearing must match plat. Description must match plat. ROW "varies" according to plat.

***RESPONSE: Plat is updated***

13P. Light overhanging into fire lane easement may require a license agreement.

***RESPONSE: There is not a fire lane easement, life safety has indicated they will not need to access the site.***

**14. Easements (Gray Grace / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta)**

14A. ALL NEW EASEMENTS TO BE DEDICATED BY PLAT. EASEMENT RELEASES TO BE SUBMITTED TO [RELEASEEASEMENTS@AURORAGOV.ORG](mailto:RELEASEEASEMENTS@AURORAGOV.ORG)

**RESPONSE:**

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

Respectfully Submitted,

**BL Companies**

A handwritten signature in blue ink, appearing to read 'Cliff Netuschil', written in a cursive style.

Clifford Netuschil, PE  
Senior Project Manager