

September 11, 2024

Rachid Rabba
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 01
DA #2105-02**

Thank you for your first round of site plan and plat comments that we received on June 26, 2024. We reviewed the comments and provided responses to redlines and responses to the comments in the letter below.

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

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. See attached letter from Public Service CO of Colorado. Please respond and provide documentation of any issues/discussion with next submittal.

Please be aware PSCo owns and operates existing underground electric distribution facilities along South Chambers Road. If the property owner/developer/contractor has already completed the application process for any new natural gas or electric service or modification to existing facilities (via xcelenergy.com/InstallAndConnect), they must continue to work with 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 Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Response: Understood. We are staying out of the PSCo easement.

2. Completeness and Clarity of the Application

2A. The city would now like to see pagination be single numbering and NOT X of Y.

Response: Revised as requested.

2B. Vicinity map: Label some additional streets.

Response: Additional detail added

2C. Sheet 3-Please add adjacent street names and zone districts with the next submittal. Add additional adjacent streets for better context.

Response: Street names and zone districts added. The adjacent properties have private drives, but there are no other public streets to label in the vicinity.

2D. Planning would like the signs to be located on a different sheet to allow the site plan to be expanded for better view.

Response: Signs and legend were relocated on the sheet for clarity and the viewport was expanded. Unfortunately, we were not able to decrease the scale and keep on one sheet.

3. Architectural and Urban Design Comments

3A. Please provide information on how these open space areas will be utilized. Is the cobble swale accessible to residents? Or is it more like a landscape feature? Please describe utilization within the Letter of Introduction.

Response: The open space has been redefined on the plan. The western cobble swale will be accessible to the residents. Some large boulders for sitting have been placed in the swale.

3B. Sheets 18-19: The elevations look flat and monotonous; please consider using a more varied color palette and/or additional articulation features.

Response: Elevations to have 3 varied stucco colors, patterned control joints and varied roof overhang depths. Colored elevations show variation in palette and depth

3C. The elevations look flat and monotonous; please consider using a more varied color palette and/or additional articulation features. This is the elevation seen from Chambers. Please add more visual interest.

Response: Elevations to have 3 varied stucco colors, patterned control joints and varied roof overhang depths. Colored elevations show variation in palette and depth

3D. What is the material of the overhang awnings?

Response: Overhangs to be painted cement board

3E. Provide elevations of stairs.

Response: Stair elevations added

3F. Label as an entrance.

Response: Entrance label added

3G. Trash-This will be visible from Chambers as a south facing elevation. Please consider shielding this from view.

Response: Overhead door removed at trash room, standard double door to be used. Landscaping to shield view from Chambers

3H. Roof-How will the mechanicals be shielded from view?

Response: Stacks are now designed to be shielded by the roof assembly

3I. Colored Elevations: The elevations look flat and monotonous; please consider using a more varied color palette and/or additional articulation features.

Response: Additional color added along with patterned control joints and more varied roof overhang depths.

4. Signage & Lighting Comments

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

Response: Lettering removed, comment addressed

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

Sheet 1:

- Do not do 1 of X for sheet numbers. They should all just be consecutive i.e. 1, 2, 3, etc.

Response: Revised as requested.

Sheet 5:

- Add this linetype, label and material for this line to the Legend.

Response: Linetype will be added to legend

Sheet 6:

- These general notes are essentially construction/contractor notes and should be removed. Change note to City of Aurora. Omit these notes as they are repeated on Sheet 8. Remove the construction notes as the city does not review construction documents.

Response: Notes will be removed.

Sheet 7:

- Label South Chambers Road on all landscape sheets.

Response: Labels added.

- Identify where the site dumpster will be located.

Response: Site Dumpster located within Building Trash Room, to be labeled.

- Show the property line with two dashes and a long line. (Typ.)

Response: Linetype will be adjusted.

Sheet 8:

- In the Curbside Landscape Table, the Ornamental grasses may not account for more than 40 % of the total shrub count.

Response: Plant counts have been adjusted. If ornamental grasses are not counting as shrub

equivalents does the 40% max rule still apply towards the quantity of ornamental grasses?

- In the Non-Street Frontage Table, Include a North Buffer. Provide three additional trees as this is deficient. Provide additional shrubs as this is deficient.
Response: North Buffer added and plant counts adjusted.
- Provide a further breakdown to demonstrate that the buffers include fifty percent of the tree species shall be evergreen. Plant material sizes shall be increased to 3" caliper for deciduous trees and eight foot tall for evergreen tree when residential and non-residential uses abut one another.
Response: Breakdown of table updated.
- In the Water Use Table, provide the percentage of the overall site.
Response: Percentages added.

Sheet 9:

- On the north property line, show darker and note Sanitary Sewer in this buffer. Note the encumbrance which prevents trees in this buffer.
Response: Updated line weight and added note.
- The underlined Abr. Are denoting the Ornamental grasses typ. The bubbled Abr. Are denoting the Perennials typ. Show and label all existing and proposed easements.
Response: Plant counts and labels have been adjusted significantly. Easements have been labeled.
- Label and dimension the non-street frontage buffer. The shrubs along these perimeters shall include plant material based upon its ability to provide appropriate screening and shall be selected to reach a mature height of no less than five feet. Perennials shall only be used as accents and may not count toward the buffer requirement.
Response: Non-Street frontage buffer has been labeled and dimensioned. There will be a fence along the NW property line against the residential lot. We are not counting perennials towards the shrub requirements.
- Will there be fence provided around the perimeter of the site? If so, please show the fence and include the line type in the legend.
Response: Yes, this is shown in the L-SP legend and has been shifted away from the property line for better visibility at drawing scale.
- The hatches are not included in the legend, but please be advised that sod is not permitted in the curbside landscape.
Response: Legend has been added to sheet 9. No sod is included in this site plan.
- This can be native seed, however spray and rotor irrigation is no longer permitted.
Response: This is native seed. Irrigation requirements noted.

- All parking rows are to terminate with a tree.
Response: Tree added.
- In general, there are too many ornamental grasses in the curbside landscape area -max 40%. Note that these underlined ornamental grasses are required to be 5 gallon in the curbside landscape area.
Response: Planting has been adjusted.
- While under a separate permit, signage and entries should have enhanced landscaping. Please show signs and update and include landscaping around them.
Response: Signage attached to building only. No standalone monument sign to be designed.
- On the south property line, show and label 16' water easement and 8" water line.
Response: Easement and water line will be shown and labeled.
- Include the Legend for the hatch patterns shown on this sheet.
Response: Hatch Patterns have been added to the legend on Sheet 9.
- Label and dimension water easement.
Response: Added.
- Show the dumpster on site and provide evergreen planting around it.
Response: Site dumpster is located within the building but will be labeled.
- On the Planting Schedule, The HAC adjacent to the commercial site shall be 3" caliper.
Response: Trees have been adjusted but trees within proximity to the commercial site have been upsized to 3" Caliper and schedule adjusted.
- The AUS adjacent to the commercial site shall be 8' height.
Response: There is no AUS located within the commercial landscape buffer, but noted for future changes.
- These underlined ornamental grasses are required to be 5 gallon in the curbside landscape area, change these labels in the plant list. If these ornamental grasses are used as 1 gallon in other areas, a different abbr. & symbol should be shown for those.
Response: Removed ornamental grasses from the curbside landscape, but will note for future.

Sheet 16:

- Note that Sheet 14 does not have tree numbers.
Response: Removed note. Tree mitigation table added to Sheet 16.

6. Addressing (Phil Turner / 303-739-7357 / pturner@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 digital file has been provided.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

7A. Sheet 2

- Add the following note: "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer."

Response: Note to be added

7B. Sheet 3

- Text overlap. Please add street classification and show ROW width. Please call out curb return radii. Please include Detectable Warnings (Truncated Domes) for these ramps.

Response: Added street classification, ROW width, curb return labels and detectable warning strips to the plan. Fixed text overlap

- Please avoid overlap and adjust the leader for one of the call outs. Please specify what this dimension refers to. Per Pre-App notes, please provide sidewalks at the north side past the property line connecting to existing sidewalk.

Response: Fixed text overlap. The Owner is in discussion with the City regarding the sidewalk extensions so these have not been added.

- Fire Easement should connect to ROW.

Response: Fire Easement has been extended to connect to ROW

- Please specify why you are proposing a bump out in the Fire Easement.

Response: The bump out was originally for the existing waterline, however, the water alignment has been revised to remove the bump out and a hydrant added with a pocket easement.

- Please label the sidewalk easement.

Response: Label added to the plan

7C. Sheet 4

- Please define material types and include them on the legend.

Response: Material types added to plan and legend.

- Please add grade arrows and make sure the resultant grade in any direction within accessible parking areas is not exceeding two percent. Please specify why there are minus signs in slope grades? Based on the contours and flow direction arrows, the City would expect these slopes without a minus sign.

Response: Grade arrows have been revised to remove the minus symbols. The ADA stalls are graded to have less than 2% slope in any direction. Grade arrows shown on the ADA stalls now.

- Please label the height and material of the walls. Please also include the sections with railing (if the wall is over 30"). Is this sidewalk going to be graded?

Response: Height and material of the wall is shown. The walkway noted is for fire access only. It has been graded to be 2% max cross slope and will be gravel.

7D. Sheet 20

- Please add the following note: "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: General Note 4 has been added to address this concern

7E. Sheet 21

- Lighting fixtures will be approved in Civil Plans for public streets. Please remove from here.

Response: PL1 Fixture type has been removed from this plan

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

8A. Sheet 3

- There are two call outs on top of each other.

Response: Text overlaps have been fixed.

- Width of parking spaces needs to be 9'

Response: Parking spaces have been revised to be 9' wide.

- Call out dimensions for parallel parking spots. Aurora prefers R3-5R sign. The city ask for less than 24" based on 4.04.2.10.1.01

Response: Parallel parking stalls have been dimensioned. The sight triangle note was revised to 24" per the comment.

8B. Sheet 4

- Add Note: all construction vehicles (including construction workers' vehicles) shall access the site from designated truck routes, via Chambers Rd and not through the adjacent residential neighborhood(s).

Response: Note added to the plan.

8C. Sheet 7

- Show access for property to the north and the sight triangle to verify that plants in sight triangle are under 24". Need note that states all landscape boulders need to be out of clear zone. A minimum of 25' from Roadway. In case trees are added. Tree should not block the sight of a stop sign and be placed at least 50' from stop sign.

Response: Access added to plan as well as the sight triangle. Sight triangle note revised to 24".

Traffic Impact Study

8D. Look at comment for trip Generation. Adjust analysis based on comment.

Response: Incorporated.

8E. Sheet 6-Need a paragraph or add these to the volume figures. A brief description of a PHF needs to be included a reason why .92 is being used in the future. The way this is written it makes it sound like 0.92 is more conservative than what is out there and that is not the case. This is actually less conservative. The .67 PHF for EB on Mexico street is likely due to the school just west of this site which would make the LOS and delay worse for this intersection. This sentence is backwards. LOS is based on delay and this makes it sound like the other way around.

Response: Incorporated. EB Mexico St PHF kept at 0.67 for long-term scenarios.

8F. Sheet 7-8: review redline minor comments.

Response: Incorporated.

8G. Sheet 10: Give version used for calculation of growth rate.

Response: Incorporated.

8H. Sheet 20: We should not be using Special Needs category. Reasons for this is because that category only has Dense Multi Use urban which this location on Chambers is not that. It also only has residents. There is 60 DU and there could be multiple people in a dwelling unit. This reduces the amount of trip generation significantly. If you apply the same categories to Income restricted it goes from a daily trip generation of 289 trips using General Urban\Suburban 60 dwelling units. If you use 60 residents and dense multi use urban it goes down to 93 daily trips. This is a significant impact.

Response: Per discussion with City staff, changed subcategory for trip generation to Income Restricted.

Two ways that the trip generation should be done.

- One is to just do the income subcategory and explain the issues associated with just going with a special needs subcategory.
- Second is to figure out the reduction factor for the income subcategory and apply that growth factor to the Special Needs subcategory to account for those reductions that are not exactly applied to this location.

Response: Per discussion with City staff, changed subcategory for trip generation to Income Restricted.

8I. Sheet 55: Provide Queue analysis worksheets with the capacity analysis.

Response: Per discussion with City staff, queue table (Table 2) and reported queues in Synchro worksheets will suffice. No need to include separate Synchro queue worksheets.

8J. See additional minor redline comments throughout report.

Response: Incorporated.

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

9A. Sheet 4 of 21 / Grading Plan

- Show the curb stops at the ADA Parking spaces (graphic included).

Response: Curb stops added to ADA parking spaces

9B. Sheet 5 of 21 / Utility Plan

- Should relocate this new proposed fire hydrant to a location at the driveway entrance to meet the spacing requirement for hydrants along S Chambers while still providing coverage to the new building. The proposed location is also too close to the hydrant to the north within the site by the FDC.

Response: Fire hydrant relocated to southern island in accordance with the comment

9C. Sheet 20 of 21 / Site Photometric

- Using a heavy dashed line to delineate the accessible route from all exit doors along an illuminated path to the public way, the path must also terminate into the ADA parking loading area.

Response: The accessible route has been added and labeled. Luminaires have been added to provide to required light level

- The Photometric Plan must show the accessible route throughout the site. Please ensure that a minimum of 1-footcandle of lighting is provided within the accessible route.

Response: The accessible route has been added and labeled. Luminaires have been added to provide to required light level

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

10A. Sheet 3-A 3" water meter needs an easement that is 18' wide and 5' behind the meter pit. A hydrant need a 10' wide and 5' behind the hydrant. Please allow enough space for both id they are to share an easement.

Response: 3" water meter has been changed to 2" based on the project water demand. The easement has been provided to allow 5' separation from the hydrant and the water meter

10B. Sheet 5-There can only be 90-degrees of bend in a fireline before it enters the building. Please revise.

Response: Fire line has been revised to only have 90 deg of bend before entering the building.

10C. Sheet 5-A 3" water meter needs an easement that is 18' wide and 5' behind the meter pit. A hydrant need a 10' wide and 5' behind the hydrant. Please allow enough space for both id they are to share an easement.

Response: 3" water meter has been changed to 2" based on the project water demand. The easement has been provided to allow 5' separation from the hydrant and the water meter

11. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

11A. Comment: Will there be a tree mitigation plan? Please provide information with the next submittal.

Response: SW

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

12A. 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.

Response: SW

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

(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. 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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a. 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: Understood.

Site Plan:

SP Sheet 1: Remove dedicatory language from property description.

Response: Language removed from property description

SP Sheet 2: Revise note to match the site plan checklist verbiage.

Response: Note revised on Sheet 2

SP Sheet 3: Show and label all existing easements and indicate if they are being released (Typical)

Response: All existing easments shown and labeled to be released

SP Sheet 3: Add the line type to the legend as indicated.

Response: Line type added to legend

SP Sheet 3: Label S Chambers Road ROW Width and recording information.

Response: ROW width and recording info added to plan

SP Sheet 3: Label the sidewalk easement.

Response: Sidewalk easement labeled

SP Sheet 3: Match the easement language on the subdivision plat exactly.

Response: Easement language revised to exactly match plat.

SP Sheet 3: Label all new easements.

Response: All new easements were labeled

SP Sheet 3: Match the subdivision plat exterior bearings and distances/curve data exactly.

Response: Labels revised to match the subdivision.

Plat Comments

13A. Send in monument record for the SW corner of section that matches the described monument.

Plat: Turn off AutoCAD with next submittal.

Response: Monument records provided.

Sheet 1: Add purpose statement for Amendment.

Response: Purpose statement added

Sheet 1 Property description does not need to be a metes and bounds description.

Response: Property description updated to Lot and block.

Sheet 1: Match dedicatory language exactly as shown in the 2024 City of Aurora Subdivision Plat Checklist.

Response: Language updated to match redlines/2024 checklist

Sheet 1: Match covenant language exactly as shown in the 2024 City of Aurora Subdivision Plat Checklist.
Add new covenants per the updated checklist.

Response: Language updated to match redlines/2024 checklist

Sheet 1: Match the text exactly for prescribed notes.

Response: text updated per redlines

Sheet 1: Fully describe the monuments within the basis of bearing statement.

Response: Monuments are now fully described.

Sheet 1: Add notes for ability to build fences, document new and existing monuments, and aerial easement.

Response: Notes added.

Sheet 1: Remove the Clerk & Recorder's certificate and leave a 7" x 3" space in the upper right hand corner for the Clerk & Recorder to stamp the recording information.

Response: Removed. Left a space up top. I had to wrap the title to avoid overlap.

Sheet 1: Reduce the title block running along the entire right-hand side of the sheet to the lower right-hand corner of the sheet (Typical)

Response: Title block is now along the lower right-hand corner.

Sheet 1: City of Aurora Approvals – match the checklist language exactly.

Response: Updated to match redlines/2024 checklist.

Sheet 1: Surveyors Certificate - match the checklist language exactly.

Response: Updated to match redlines/2024 checklist.

Sheet 1: Vicinity Map – Show ½ mile each direction from the site exterior and label all publicly dedicated streets.

Response: Updated.

Sheet 2: Show and label bearing and distance to controlling monuments for boundary determination.

Response: Bearing & distance now shown.

Sheet 2: Label bearing and distance to found monuments.

Response: Bearing & distance now shown.

Sheet 2: Add the recording information for Chambers U-Store Subdivision Filing No. 1.

Response: Record information added.

Sheet 2: Fully describe the cap stamping on all found aliquot section monuments.

Response: Cap stamping shown graphically.

Sheet 2: Show the opposing ROW line for South Chambers Road.

Response: Opposing ROW for S Chambers now shown.

Sheet 2: Show existing easements or begin the release process to abolish those easements.

Response: Easements to be vacated per separate document.

Sheet 2: Make clear where Tract A is located along the easterly boundary (add labels for clarity).

Response: Labels added.

Sheet 2: Add second tie to subdivision boundary from aliquot section monument.

Response: Tie line added.

Sheet 2: Extend Fire Lane, Public Access, and Water Easement to the westerly lot line.

Response: Easement line extended.

Sheet 2: Revise legend text as indicated.

Response: Revised.