

February 5, 2025

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

RE: Second 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 January 31, 2025. 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

- Please review your cover sheet. See all the comments from Planning. (Items 1-4).
Response: There are comments made when the site data is provided Site coverages also to remove the setback data. Our company policy and standard is to include setbacks as good practice.
- General Comment: Throughout the plan set, provide both the written and graphic scales for the drawings. Only the graphic seems to be provided. (Item 5)
- Response: Scale is added
- Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. (Item 6)
- Response: The file is provided.
- Civil plans will be submitted under the 2025 Roadway Manual. (Item 7)
- Response: Comment noted
- One minor comment about plants in the sight triangle. (Item 8)
- Response: Comment addressed.
- Repeat request to provide a separate line item for van accessible parking spaces. (Item 9)
- Response: Added
- This site plan can not be approved until the Preliminary Drainage Report is approved. (Item 10)
- Response: PDR comments were addressed and the report submitted along with the revised SP,

- The adjacent property located to the north and east have several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damage incurred from the development. (Item 11)
- Response: A certified letter is being sent as part of the submittal.
- 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.) (Item 12)
- Response: Updated title is provided with the resubmittal.
- Please see the attached letter from Cherry Creek School about Land Dedication Fees.
- Response: Received the fees will be paid under separate cover.
- Please see the attached letter from Xcel Energy.
- Response: Received

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

1. Community Questions, Comments, and Concerns

- 1A. The following comments have been received from external agencies (PDFs). 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. Did you send the letter directly to Mr. Davenport?

RESPONSE: No the letter was sent through the City as a means of documenting correspondence. The letter will be sent via certified mail.

- 1C. Name: Matt Schaefer
Organization: 5416 S Riviera Way
Address: Cherry Creek Schools Aurora Colorado 80015
Phone: 720-554-5053
Email: mschaefer2@cherrycreekschools.org

RESPONSE: Owner following up with Matt

- 1D. Name: DONNA GEORGE
Organization: XCEL ENERGY PSCo
Address: 550 15TH ST, SUITE 700 DENVER, CO 80202
Phone: 303-571-3306
Email: ReferralsXcelDistribution@xcelenergy.com

RESPONSE: Out team is coordinating with the Xcel on the proposed transformer location and easement. Locations shown on the site plan.

2. Completeness and Clarity of the Application

- 2A. **Repeat comment:** Missing pre-application responses letter. Please submit it with your next submittal. If you don't have them, please ask your case manager. Next submittal will not be accepted until you submit answers to the pre-app notes.

RESPONSE: The RTC is provided.

- 2B. **Repeat comment:** Site Plan Cover Sheet: Include the square footage and percentage of hardscape, landscape, and building footprint in the Data Table. If you need a Site Plan Data Table example, please ask your case manager. Please include this data in the next submittal.

RESPONSE: The data was provided in the last submittal.

- 2C. **Repeat comment:** Please add the number of townhouses in the Data Table.

RESPONSE: This was included on the previous submittal.

- 2D. **Repeat comment:** Please remove the setbacks table from the Site Data Table.

RESPONSE: As previously stated, this data is required as company standards. It is also helpful to move forward that the setbacks are in one location. Although not required by the City, required by others and also good practice.

- 2E. Please delete "Development in the title block on all sheets.

RESPONSE: Removed

3. Architectural and Urban Design Comments

- 3A. No comment.

RESPONSE: Comment noted

4. Signage & Lighting Comments

- 4A. Please show monument sign location and setbacks in the Site Plan sheet.

RESPONSE: There is not a surface mounted monument sign. The signage is located on the south building east side. Reference the architectural drawings for location.

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

- 5A. General Comment: Throughout the plan set, provide both the written and graphic scales

for the drawings. Only the graphic seems to be provided.

RESPONSE: Updated. Written and graphic scaled provided.

Sheet 1

5B. Add the landscape architect's contact information.

RESPONSE: Updated. Landscape architect's Lis number and contact information added on Landscape Plan Sheet.

Sheet 7

5C. Turn the accessible route information off.

RESPONSE: Revised.

5D. Add diversity of plant material along both building faces. Some flowering shrubs perhaps Potentilla, Knock Out Rose, or Bonica etc. The concept and plant selection is too uniform.

RESPONSE: Revised. Diversified building foundation plantings.

5E. Text mask where indicated.

RESPONSE: Revised.

5F. Trees that are being removed and mitigated should be included on a separate plan called Tree Mitigation Plan.

RESPONSE: Revised. Tree Mitigation Plan Sheet added.

5G. The tree mitigation table would be included there are well. Work with our Forestry Department.

RESPONSE: Revised. Tree Mitigation Table added on Tree Mitigation Plan Sheet.

5H. There is no space for maintenance between the proposed wall and existing chain link fence along the eastern property boundary. While code requires the landscaping for the buffer to be on the exterior side of proposed walls and fencing, shift all the landscaping on the interior side of the wall. Also, there is a two foot wide concrete pan that has not been included on the landscape plan along this wall. That will prevent the installation of plant material.

RESPONSE: Revised. Wall exterior planting removed from the east wall per maintenance feasibility.

5I. Label the mail kiosk and trash enclosures.

RESPONSE: Revised. Labels added.

5J. Darken the labels.

RESPONSE: Revised.

5K. A previous comment was partially addressed with this submission. The square footage areas of the curbside landscapes for both streets must be listed and the shrubs accounted for. One shrub per 40 sf of curbside landscape. No more than 40% of the total shrub count may be provided as ornamental grasses. Excess ornamental grasses may be provided as long as the shrub count is being met. Ornamental grasses are required to be five gallon in the curbside landscape. The shrub quantities appear to be being met but just need to be documented.

RESPONSE: Revised. Calculation added in the code requirement table. Requirement fulfilled.

5L. Update the landscape tables per the comments provided.

RESPONSE: Revised.

5M. Trees being proposed in the buffers must be upsized in accordance with UDO requirements. Where residential and non-residential abut one another, deciduous trees shall be 2.5" and evergreen trees 8'.

RESPONSE: Revised.

5N. The drawing scale still appears to be off. See measurements in red on the landscape plan.

RESPONSE: Revised.

Sheet 8

5O. Update note 7 of the City of Aurora Landscape Notes.

RESPONSE: Revised.

6. Addressing (Phil Turner / 303-739-7357 / 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. Please submit the files to Phil Turner and upload them to the portal.

RESPONSE:

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

7A. Sheet 1: Advisory note: Civil plans will be submitted under the 2025 Roadway Manual.

RESPONSE: *Comment noted*

7B. Sheet 3: This mail kiosk is not accessible and the ADA path just cuts off at the entrance and it should be along the ADA pathway.

RESPONSE: *The ADA routes are shown on the site plan. Title 9 is met with 6-points. A common path from the front doors is provided to the dumpster and mail kiosk.*

7C. Advisory comment: When it comes to civil this design of curb ramp will not be accepted. Having the sidewalk detached with this configuration is the preferred method.

RESPONSE: *Revised*

7D. Type 5a. At the very top of the page it states "Do not use this design unless constraints, such as drainage structures, vaults, etc. require it; paired ramps are always preferred. Use only with City Engineer approval".

RESPONSE:

7E. Text overlap.

RESPONSE: *Revised*

7F. Sheet 4: Label the roadway classification. (TYP.)

RESPONSE: *Added*

7G. Sheet 5: Please call out the proposed street lights (TYP.)

RESPONSE: Added

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

8A. One minor comment about plants in the sight triangle. All other comments have been addressed.

RESPONSE: The plan is removed.

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

Sheet 1

9A. Repeat request to provide a separate line item for van accessible parking spaces.

RESPONSE: Added

9B. Please include the year 2021 in occupancy type.

RESPONSE: this is IRC -3

Sheet 2

9C. Repeat request to fill out applicable sections of the Implementation Plan.

RESPONSE:

9D. Remove note 23. Duplicate of note 2.

RESPONSE:

Sheet 3

9E. Show the exterior accessible route of travel throughout the site plan to: Accessible parking and accessible passenger loading zones. Provide an accessible route to mail kiosks and dumpsters. Provide marked crosswalks in all areas where the accessible route crosses a drive aisle. Show and label the location of accessible units required by IBC Chapter 11 and the revised 2003 HB-1221 to be part of the exterior accessible route.

RESPONSE: Added, meets title 9

9F. The accessible route does not need to be shown running parallel to the public right-of-way.

RESPONSE: Comment noted

9G. Repeat request to provide detail of mail kiosk. See note provided for an example.

RESPONSE: Added

9H. The data block on the first page indicates you are providing one accessible parking space. Please indicate which space will be accessible and provide appropriate signage. Since you are providing one space, it must also be van accessible. Add detail provided.

RESPONSE: Shown on the site plan

Sheet 4

9I. See notes on sheet 3 regarding accessible route and provide running and cross slope grade percentages.

RESPONSE: Added.

10. Aurora Water (Ashley Duncan / 720-859-4319 / 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. Please make sure you can read all the text.

RESPONSE: Text overlaps are updated

10C. Remove all information regarding the size.

RESPONSE: Updated

10D. Where are the proposed storm lines connecting to the underground detention?

RESPONSE: Shown on site plan

10E. What are these circles? Add them to the legend.

RESPONSE: Manholes and added.

10F. The existing utility lines need to be added to the legend.

RESPONSE: added

10G. Repeat comment: Sanitary service lines cannot be constructed through or in front of the

adjoining property. The sanitary service lines are crossing over the neighboring lot lines.

RESPONSE: The service lines are updated.

11. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 11A. There are several trees that will be removed however they are in very poor condition and I will not require mitigation for these volunteer Siberian elms.

RESPONSE: Based on the comment and site review there will be no mitigation needed.

- 11B. The adjacent property located to the north and east have several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damaged incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received.

RESPONSE: A tree mitigation plan is provided showing no trees will be mitigated

- 11C. Contact Aurora Forestry for a sample letter if needed.

RESPONSE: The letter was received and is being mailed to the property owners.

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

- 12A. (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: Provided with the resubmittal.

- 12B. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

RESPONSE: The applicants are the owners of the property.

- 12C. (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.

Subdivision Plat:

12D. Sheet 1: Notes - #9 Update the title commitment date once received.

RESPONSE: Updated to the title provided in the resubmittal

12E. Sheet 2: Add Reception Number for the additional 30' ROW dedication.

RESPONSE: added.

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

13A. ALL NEW EASEMENTS TO BE DEDICATED BY PLAT. EASEMENT RELEASES TO BE
SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG

RESPONSE: Comment noted.

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

Respectfully Submitted,

BL Companies

Clifford Netuschil, PE
Senior Project Manager