

February 22, 2019

Mr. Brandon Cammarata,
City of Aurora, Planning Department
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012

Re: Second Submission Review - Argenta (Fan Fare) - Master Plan, Site Plan and Plat
Application Number: **DA-2139-00**
Case Number: **2018-7001-00; 2018-6018-00; 2018-3024-00**

Dear Mr. Cammarata,

Thank you for taking the time to review our second submission review. We've received the comments received on November 14, 2018. Valuable feedback was given by City Staff and adjustments have been made to reflect some of the key points made. We have reviewed the comments made and have responded in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,
Norris Design



Samantha Crowder
Associate

Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Adjust buildable lots to meet minimum lot size and frontage requirements.
- ✓ Include internal streets as their own tract(s).
- ✓ Please update this TIS.
- ✓ Please submit a preliminary drainage report for the townhome project. The Master Drainage Report does not have enough detailed analysis for the townhome project.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / bcammara@auroragov.org / 303-739-7251 / PDF comment color in teal.

1. Community Comments

No community comments received.

Response: Noted, thank you.

2. Completeness and Clarity of the Application

Please submit CAD version of the Plat and Site Plan. We will check the CAD format against City Public Works Standards as described

https://www.auroragov.org/business_services/development_center/code_rules/design_standards/cadtogissubmittalstandards

Response: A CAD version of the Plat and Site Plan will be submitted to the City prior to recording.

3. Zoning and Land Use Comments

Plat

3A.

4th Way

As requested in the first review, please call out 4th Way as its own tract between the Geneva Street ROW and the western edge of what is identified as "Tract A" which is the future development to the east. The width of the tract should be from the back of the sidewalk to the back of the sidewalk which appears to be around 64-feet of width.

Response: Not required.

3B.

North-South Internal street.

As requested in the first review, please call out the north-south internal street as its own tract. The width of the tract should be from the back of the sidewalk to the back of the sidewalk, which is described on the Masterplan as 62-feet. The entire width of the tract should be platted at this time. The intent is not to change the improvements required with "phase one" but rather to clarify expectation moving forward relating to the street and to plat these items in a manner consistent with most other projects in the City. Items on the east side of the drive such as sidewalk and tree lawn would not be required with this phase.

Response: See Plat.

Note: it is also acceptable to include the two streets as a single tract so long as the tract width represents the back of the sidewalk to the back of the sidewalk section. Similarly, these streets can be multiple tracts so long as the tract width represents the back of the sidewalk to the back of the sidewalk section.

Response: See Plat.

3C. In the first review, staff requested the extension of the townhome lots to the right of way line, street tract (as described above) or green court boundary. Staff also asked for a typical front, side and rear setbacks. The reason for the request was to address lot size requirements in the zoning code, which require a minimum lot size of 1,089 square feet (Table 5.2 Column J, Row 2). Extending the lot line to the right of way, tract or green court should minimize or resolve minimum lot size requirements while also providing direct access to a public street (or green court).

Response: See Plat.

Within the 18.5 foot lot frontages, a lot of depth of at least 58.75 would meet the minimum lot size requirement. Currently, the proposed lots are 40 feet and 45 feet deep.

Response: See Plat.

Extending the side lot line of the townhomes to the street right-of-way, street tract, or into the green court common lot would be an approach supported by staff and may sufficiently address the issue enough to allow for administrative.

Response: See Plat.

The lot configuration proposed in this submittal would require waiver approval from the Planning Commission. At this point, staff would not support this waiver given the opportunities to address the requirement by amending the lots on the plat. Please note these adjustments should not impact the proposed site layout or opportunities to have consolidated landscape and maintenance approach.

Response: See Plat.

Site Plan

Green Courts

Thank you for increasing the widths of the green courts.

Response: Noted, thank you.

Pedestrian Network

Please use directional ADA crossings at all corners are requested in the first review.

Response: Revised.

Architecture

Thank you for making enhancements requested in the first review.

Response: Noted, thank you.

Miscellaneous

Provide architectural details for low walls and retaining walls within green courts and visible from the public street.

Response: Details for the green court walls are provided in the landscape drawings

4. Landscape Comments

Kelly K Bish, PLA, LEED AP / kbish@auroragov.org / 303-739-7189 / PDF comments in teal.

Sheet 12 Landscape Cover Sheet

- Street trees may not count toward building perimeter landscape requirements. Update the table quantities accordingly.
- Update table accordingly.
- Add the waiver request to the cover sheet as well.

Response: Table quantities have been updated, and waiver requests have been added to the cover sheet.

Sheet 15 Landscape Plan

- Remove the duplicate plan material.
- Measure the buffer depths from the narrowest space.
- Label the tree.

Response: Duplicate plant material has been removed, buffer depths are now measured from the narrowest space, and trees have been labeled.

Sheet 16

- Label what various items are on the plan per the mark-up.
- Update the buffer depth measurement to reflect what has been indicated in the buffer table.
- There appears to be space to provide the two trees required for the buffer as well as the required building perimeter landscaping. Do not substitute shrubs for trees when there is space for the trees unless prevented by utilities or easements. See comment on the buffer table.

Response: Noted, thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org / 303-729-7357

Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. The digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: (1) Parcels; (2) Street lines; (3) Building footprints (if available)

Response: Files will be submitted to Addressing prior to final approval.

6. Parks and Recreation and Open Space

Chris Riccardiello / cricciar@auroragov.org / 303-739-7154

6A. Add right of way dedication (or tracts) for all streets contained within the master plan.

Response: See Plat.

6B. Add tracts of either side of the street row (tract) for small urban park.

Response: See Plat.

7. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7309 / Comments in green.

Master Plan

7A. Please remove reference to ROW for private streets, page 6. (change to tract width)

Response: Revised.

7B. Sidewalk and street improvements need to extend to Havana with Planning Area A, page 17 (PIP).

Response: Please see plan redlines. Phase 1 will tie to existing sidewalk.

Site Plan

7C. A preliminary drainage report was not submitted for the townhomes. The master drainage report does not provide enough detail to provide analysis for the townhome drainage. Please submit a preliminary drainage report for this planning area. The site plan will not be approved by Public Works until this preliminary report is approved, page 1.

Response: Preliminary drainage report included.

7D. Benchmark information is not required with the site plan. Civil plan sheets with this vertical information will require a benchmark on the City of Aurora Datum. Please see Section 2.03.5.07 for benchmark requirements, page 3.

Response: Revised.

7E. Please provide typical street sections, page 4.

Response: Revised.

7F. Please show sidewalk and improvements on 3rd Avenue along the property frontage to provide adequate pedestrian access to Havana Street, page 4.

Response: Please see plan redlines. Phase 1 will tie to existing sidewalk.

7G. Please provide directional curb ramps as shown in Standard Detail S9, typical all curb returns, page 4.

Response: Revised.

7H. COA standard is 5.5" sidewalk on Geneva and 3rd Avenue, typical, page 4.

Response: Revised.

7I. This (detention tract) is labeled as Tract B on the plat, page 5.

Response: Revised.

7J. Please provide directional curb ramps as shown in Standard Detail S9, Typical all curb returns, (page 5).

Response: Revised.

7K. The drainage easement for the detention pond is required at the 100-yr water surface elevation and to extend into the private street, page 5.

Response: Revised.

7L. COA standard is 5.5" sidewalk on Geneva and 3rd Ave, typical, page 5.

Response: Revised.

7M. Storm sewer interior to the site is private, including the detention pond. Please modify this note, typical, page 8.

Response: Revised.

7N. Please specify who the "others" is. Master developer? (page 10)

Response: Revised.

7O. Concrete retaining walls require structural calculations with the civil plan submittal, page 12.

Response: Noted.

7P. Street lights along public right of way will be owned and maintained by the City of Aurora and must meet City standards. A street lighting plan is required with the civil plan submittal, page 21 and 22.

Response: Noted.

7Q. Type EE is not included in the fixture list, page 22.

Response: Noted.

Plat

A drainage easement is required for the detention pond (pages 1 and 2).

Response: Revised.

8. Real Property

Maurice Brooks / mbrooks@auroragov.org / 303-739-7239

8A. See redline comments on the Plat and Site Plan.

Response: Noted, thank you.

8B. Please have all the existing and proposed easements mat the plat configurations and names.

Response: Revised.

8C. Upload the Title Commitment that is current to within 120 calendar days of the plat approval date and upload the State Monument Records for the aliquot corners used on the plat.

Response: A revised title commitment will be submitted prior to final approval. Included with this submission is revised plat and monument records.

9. Life Safety

Life Safety (William Polk / wpolk@auroragov.org) See blue comments

Site Plan Comments

Sheet 1

9A. This number does not take into account IBC Section 1106.2- Where parking is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building. Please review this section of the code and up-date the number of accessible parking spaces being provided for both surface and beneath structure parking. Show and label accessible parking on site plan.

Response: Revised.

9B. Please include occupancy classification, R-3.

Response: Revised.

Sheet 2

9C. These notes are only applicable if a gating system will be installed. If a gating will not be installed. If a gating system will not be installed, please remove Fire & Civil Plan note 1, 2, 3, and 5.

Response: Revised.

9D. Please add the following note: THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.

Response: Revised.

9E. This is a redundant note, please remove.

Response: Revised.

9F. Please provide two tables addressing accessibility requirements from House Bill 003-1221 and 2015 IBC Accessible Housing. See example below:

Response: Revised.

9G. Please add this note: THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL

SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____.

Response: Revised.

9H. Remove Note 18, 19 and 20.

Response: Revised.

9I. Please replace this note with the following: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.

Response: Revised.

Sheet 4

9J. Please identify and label this portion of the fire lane easement. Increase the overall width of this fire lane easement to 23'.

Response: Cross section is typical COA. See revised plans.

9K. This private drive does not appear to meet the COA Urban Street Standards. Increase the fire lane easement to 26' to include an inside turning radii of 26' and an outside of 52'.

Response: Cross section is typical COA. See revised plans.

9L. Based on the proposed height of the buildings, the IFC requires at least one aerial fire apparatus road. The aerial apparatus access road is required to be a minimum unobstructed width of 26' and be located within 15'-30' from the building.

Response: Cross section is typical COA. See revised plans.

9M. Please show and label the location of all handicap accessible living units (Type A or B) required by Chapter 11 of the 2015 IBC. Also, show and label the accessible parking spaces.

Response: Revised.

Sheet 5

9N. The plat does not consistently state what is shown on the site plan. Revise both site plan and plat to match.

Response: Revised.

9O. Based on the proposed height of the buildings, the IFC requires at least one aerial fire apparatus road. The aerial

apparatus access road is required to be a minimum unobstructed width of 26' and be located within 15'-30' from the building.

Response: Cross section is typical COA. See revised plans.

9P. Please ensure there are no light fixtures within the fire lane easements. TYP

Response: Noted.

9Q. Please include the width of this portion of the fire lane easement. Increase the overall width of this fire lane easement to 23'.

Response: Cross section is typical COA. See revised plans.

Sheet 10

9R. Please include fire lane easement. See fire lane easement comments on Sheet 4.

Response: Cross section is typical COA. See revised plans.

Sheet 11

9S. Label the location of the existing fire hydrant in feet from the northwest corner of this site.

Response: Revised.

9T. Please include fire lane easement. See fire lane easement comments on Sheet 5.

Response: Cross section is typical COA. See revised plans.

Sheet 12

9U. Please include fire lane easement. See fire lane easement comments on Sheet 4 and 5. If this is intended to be an urban street it must match the current urban street standards on file with Public Works. If this street does not match the urban street standards, then a 26' wide fire lane easement must be added to this site.

Response: Cross section is typical COA. See revised plans.

Sheet 16

9V. Please show the proposed fire hydrant.

Response: Noted.

Sheet 20

9W. Please provide a separate detail of the accessible parking garage. A good reference would be the Fair Housing Act manual.

Response: Revised.

Plat Comments
Sheet 2

9X. The Plat does not consistently state what is shown on the Site Plan. See Site Plan which reflects the location of the needed fire lane easement(s), revise Plat to include requested fire lane(s).

Response: Revised.

9Y. Please include the fire lane in this easement. Minimum width of 23' with an inside turning radii of 29'. 9Z. This private drive does not appear to meet the COA Urban Street Standards. Increase the fire lane easement to 26' to include an inside turning radii of 26' and an outside of 52'.

Response: Cross section is typical COA. See revised plans.

9Z. Please show and label all fire hydrant pocket utility easements.

Response: Revised.

Master Plan
Comments

Sheet 2

9AA. Advisory Note: The private drive that connects Geneva Street to 3rd Avenue is required to be a 26' wide dedicated fire lane easement. The private drive that connects Geneva Street to the mentioned above fire lane will also be required to a fire lane easement with a minimum width of 23'. Please refer to site plan fire life safety comments for further easement details.

Response: Cross section is typical COA. See revised plans.

Sheet 6

9BB. These sections of streets are required to an aerial apparatus access road. This dedicated fire lane easement will require a minimum unobstructed width of 26' and be located within 15'-30' from the building. The fire lane easement must have an inside turning radii of 26' and an outside of 52'.

Response: Cross section is typical COA. See revised plans.

9CC. This section of street is required to be a fire lane easement. This dedicated fire lane easement will require a minimum unobstructed width of 23'.

Response: Cross section is typical COA. See revised plans.

Sheet 7

9DD. This section of street is required to be a fire lane easement. This dedicated fire lane easement will require a minimum unobstructed width of 23'.

Response: Cross section is typical COA. See revised plans.

10. Traffic

Reviewed by: Brianna Medema / BMedema@auroragov.org / 303-739-7336 Comments in orange.
Master Plan

10A. The Master Plan may not be approved until the updated TIS is provided for review and approved. Previous comment still applies, although it is understood that it is still being worked on. "Submit a revised version of the Traffic Impact Analysis, LSC#170200. Additional improvements may be necessary based on Queuing for signal at 4th/Havana & Roadway Volume Threshold for Havana Street."

Response: TIS is being coordinated with staff.

10B. Please include a reference to the TIS identified auxiliary lanes.

Response: TIS is being coordinated with staff.

10C. Overlapping text, page 17.

Response: Revised.

Site Plan

10D. For these interactions (private drive and 3rd Ave, and Private Drive and 4th Way), a 2-way stop must be warranted vs an all-way stop, incorporate this analysis into the TIS, page 5. Update Stop Sign locations accordingly to match TIS recommendations.

Response: TIS is being coordinated with staff.

10E. Please replace this note on page 13 with 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

Response: Revised.

10F. Sight triangles are missing. Show sight triangles for all intersections of alleys, private roads & Public Streets. Street trees are allowed within sight triangles, but will need to be maintained accordingly, page 15.

Response: Revised.

10G. Sight triangles are missing. Show sight triangles for all intersections of alleys, private roads & Public Streets. Street trees are allowed within sight triangles, but will need to be maintained accordingly, page 16.

Response: Revised.

10H. Please review COA Roadway Design Guidelines STD TE13.3 for this tree placement. Shift accordingly.

Response: Noted.

11. Aurora Water

Casey Ballard / cballard@auroragov.org / 303-739-7382 Comments in red.
Please review redlines in comments

Response: Noted, thank you.

Master Plan

11A. The master plan cannot be approved until a utility conformance letter is provided for review and approval, page 1.

Response: Revised.

11B. Advisory Comment: While this is still in conceptual stages a dead end water line this long will pose a problem. Lines longer than 150-feet require pressure calculations for residential pressure and are only allowed to have one (1) fire device. See section 5.02.4, page 17.

Response: Noted.

Site Plan

11C. Missing information, page 2.

Response: Revised.

11D. Pond access is to have a max longitudinal slope of 10% and max cross slope of 2%, page 9.

Response: Revised.

Page 10

11E. If the utility is to be installed by a different plan reference that plan including the COA case number.

Response: Coordinated with staff.

11F. Advisory Comment: A license agreement is required for this storm sewer within the utility easement.

Response: Noted.

11G. Advisory Comment for Civil Plans: Any used stubs shall be capped and abandoned at the main.

Response: Noted.

11H. Advisory Comment for Civil Plans: Manholes are not to be within curbs.

Response: Noted.

11I. Plans cannot be approved until a utility conformance letter is submitted and reviewed.

Response: Noted.

11J. What is the intended purpose of this water meter? Calling out the size is not needed for a site plan.

Response: Noted.

11K. Utility easements with both water and sanitary sewer are to be 26-feet wide.

Response: Noted.

11L. Not all storm sewer on this plan is to be public. Similar to how the storm sewer in the public ROW is labeled as public the storm sewer internal to the site plan should be labeled as private.

Response: Noted.

11M. Water meter pits are to be within landscaped areas a minimum of 2-feet away from hard surfaces and back of curbs. See section 17.08.

Response: Revised.

11N. Ensure the proposed meter fits within the proposed easement. See section 5.04 for easement requirements.

Response: Revised.

11O. Show anticipated water meter location with a water meter symbol.

Response: Revised.

12. Public Art

Roberta Bloom / rbloom@auroragov.org /

Please update and resubmit your Public Art Plan to reflect the comments and your responses from the first review.

Response: Public Art Plan has been updated.

13. Revenue

Drake Robinson / drobinson@auroragov.org / 303-739-7393

Storm Drain Fees (\$3,250 * 10.55 acres = \$34,287.50) Sewer Development Fee (\$550 * 10.55 acres = \$5,802.50)

TOTAL = \$40,090.00 Make check payable to City of Aurora.

Response: Noted.

13. Xcel

Donna George / donna.l.george@xcelenergy.com / 303-571-3306

See attached letter requesting continued coordination.

Response: Noted, thank you.

14. CDOT

Marilyn Cross / Marilyn.cross@state.co.us

See letter attached regarding expectations on Havana Street.

Response: Noted, thank you.

COMMENTS RECEIVED FROM DONNA GEORGE, XCEL ENERGY

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment responses and requests that Tract C is dedicated for utility uses in its entirety for connectivity and placement of natural gas and electric facilities throughout the development. PSCo also requests a 10-foot wide perimeter utility easement within Tracts A and B in order to facilitate bringing these utilities to the lots.

The property owner/developer/contractor must continue working 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.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-571-3306 or donna.l.george@xcelenergy.com

Response: Noted.

COMMENTS RECEIVED BY MARILYN CROSS, CDOT

CDOT Access Permitting understands that a revised TIS is being prepared. Our review included a review of the previous TIS. Please send the revised TIS to Marilyn Cross to review when it is completed.

Marilyn.cross@state.co.us

5-20-2018.

A southbound auxiliary lane for acceleration and deceleration traffic movement, as well as for bus stops, exists for 60% of the west side of SH 30 from 3rd Avenue to 6th Avenue. This property will likely warrant an acceleration & deceleration lane to the proposed access points and is expected to be determined under the access permits. (see Access Code §3.11(4)). The comment response letter reveals that traffic issues previously mentioned are “noted” and they are working on a revised TIS.

Response: Noted.

The master plan and plat lacks sufficient detail to ascertain if additional ROW is dedicated if the intent is to extend an auxiliary lane across the complete frontage of this property. Doing so would bring this auxiliary lane into existence for +90% of the frontage along SH 30. The City would be advised not to record the plat or ink an SIA until the matter of ROW, the auxiliary lane and access locations are resolved.

Response: Noted.

CDOT previously advised that full movement access and a traffic signal may not be consistent with the State Access Code for this segment of Havana, an NR-B classified highway. We recommend that the TIS which is being recrafted, and potentially used for access permitting to justify a full-movement access, address the criteria as outlined in the Access Code §3.11 (2) and to also include the additional analysis Access code requires for signals under § 2.3 (5).

Response: Noted.

RS 10-31-18

Brad – We will want a continuous accel/decel lane along the frontage. The most northern right in right out access will need a decel turn lane as well. The study does not provide a recommendation for this. It will need to extend north to join with the existing turn lane serving the restaurant.

Response: This is anticipated to be included.

If a traffic signal is recommended at East 4th Way. Warrant studies must be submitted to CDOT as the development approaches build out to see if a signal will meet warrants.

Response: Noted.

