

April 19, 2019

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

Re: Third 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 March 18, 2019. 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

Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Please provide an updated TIS with the next submittal.
- ✓ Please coordinate with Craig Perl for additional drainage requirements for this site. The site plan will not be approved by public works until the preliminary drainage is approved.
- ✓ Provide PROS a plan or narrative for approved methodology for satisfying park land dedication requirements for the Argenta infill development.
- ✓ A License Agreement for the walls and ladders in the Drainage easement is needed. Start the process with Grace Gray soon.

PLANNING DEPARTMENT COMMENTS

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

1. Community Comments

No community comments received.

Response: Comment 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: Comment noted, thank you.

3. Zoning and Land Use Comments

Site Plan

3A. Please utilize inline detached sidewalk at the southwest corner of the side and the intersection of 3rd Avenue and Geneva Street, as opposed to reattaching the sidewalk at the corner.

Response: We have made the revision to stay detached at the corner.

3B. Please confirm landscaping is coordinated with the water meter placement. The placement of the water meters should allow for a landscape buffer between the meter and the sidewalk.

Response: Landscaping has been revised to the current water meter placement.

Thank you for updating the lot sizes. Please address technical redline comments from Real Property.

Response: Noted.

4. Landscape Comments

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

Sheet 8 Landscape Cover Sheet

4A. For the Building Perimeter Table, the building perimeter lengths for buildings D, E, H,I ,L, and M should all be 148 LF and not 98LF. The sides of the building are supposed to be landscaped as well as the front. Only the rear where garage entry occurs is excluded. Update plant quantities accordingly on the plan and table.

Response: The Building Perimeter Table has been adjusted to show 148 LF. Planting has been revised and quantities have been updated to reflect the new requirements.

4B. Update the Standard Rights-of-Way Street Tree Table accordingly.

Response: The Standard Rights-of-Way Street Tree Table has been updated per the street tree revisions.

Sheet 10 Landscape Plan

4C. Show the property line as a traditional line type. A long dash and two short dashes. It was that way on the previous submittal.

Response: The property line has been adjusted to a traditional line type.

4D. There appears to be a retaining wall going through the walkway.

Response: The retaining wall now flanks the walk, and steps have been added to the walkway.

4E. Add trees back where there had been ones previous to the addition of utilities.

Response: Trees have been added back to where they were previously located.

4F. Update tree count along E 3rd Avenue. There is room for another one.

Response: A tree has been added along E 3rd Avenue.

Sheet 11 Landscape Plan

4G. Add trees along the streets where indicated.

Response: Street trees have been added.

4H. Propose some type of mulch treatment for the two areas indicated on the plan.

Response: Rock cobble has been added to the two areas indicated on the plan.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Parks and Recreation and Open Space

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

6A. At the time of the 3rd review, PROS has not received from the applicant a plan or narrative for approved methodology for satisfying park land dedication requirements for the Argenta infill development. The following are comments restating dedication and park development fee requirements. The applicant shall submit to PROS a narrative explaining their intent. The applicant should coordinate directly with PROS if they have questions.

Response: Applicant will pay cash-in-lieu payment for land dedication.

POPULATION DESIGNATION

For the purposes of analysis, PROS will evaluate only the current land dedication requirements based on submittal for 86 single-family attached residential units. The proposed population for the Argenta development for use in PROS land dedication and park development fee calculations is 228 persons.

Response: Noted.

PARKLAND DEDICATION REQUIREMENTS:

- Neighborhood Park Land Dedications - Based on an overall population projection of 228, the neighborhood park land dedication requirement will be 0.68 acres.
- Community Park Land Dedication –Based on an overall population projection of 228, the community park land dedication requirement will be 0.25 acres.
- Cash-in-Lieu Payments – For subdivisions qualifying as Infill, PROS allows as an incentive the use of a predefined per-acre value for cash-in-lieu payments based on the average cost for COA open space acquisitions. This value at the time of application (presumed 2019) is \$44,600 per acre. Cash-in-lieu of Land dedication for Argenta Townhomes is as illustrated in the following calculation:
Land dedication total acreage 0.93 acres x \$44,600 per acre = \$41,478.00

The cash-in-lieu payment for land dedication shall be paid at the time of first subdivision platting.

Response: Noted. Applicant will pay cash-in-lieu for land dedications.

PARK DEVELOPMENT FEES

Park development fees will be calculated per current City Code requirements. These fees are based on the park land area (land dedication acreage = 0.93 acres) required to serve new residents and a cost per acre for construction of facilities designated annually by City of Aurora PROS staff. Park Development Fees, for 2019 development year for Argenta, combined for Neighborhood Park and Community Park development fees, shall be \$163,455.18 or \$1,900.64 for single family attached per dwelling unit.

Park Development Fees shall be paid at the time of building permit issuance.

Response: Noted. Applicant will pay cash-in-lieu for land dedication.

6. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green Site Plan

6A. Per previous comment: A site specific preliminary drainage report is required with this site plan. The master drainage report does not have enough detail. The site plan will not be approved by public works until the preliminary drainage is approved.

Response: Drainage letter for Phase I will be submitted after the first round of comments on the Master Drainage Report are received.

6B. It would be better to see this street in its entirety rather than split. Please extend the viewport to show the whole street (4th Way).

Response: Sheets have been revised.

6C. Please label curb ramps and cross pans, typical, page 4. (SEC 4th and Geneva)

Response: Items have been labeled.

6D. S1.9 does not include pans in the street section. Please remove reference to the standard section (Private Drive Street Section).

Response: S1.9 has been removed from sections.

6E. The existing sidewalk on 3rd Avenue does not extend all the way to Havana. Please provide a sidewalk connection out to Havana, page 4.

Response: Temporary attached sidewalk will be installed for areas where the sidewalk isn't permanent or existing.

6F. Pond maintenance access and drainage easement need to extend to a public way page 5, 9, 11 and 12.

Response: Revision to easements have been made.

6G. Will this (4th Way east of the private drive) be paved at this time? If not, the pond maintenance access (all weather drivable surface) must extend to the private drive.

Response: Gravel drive will be installed for temporary maintenance access.

6H. Please see Standard Detail S14.3 for Urban Street intersection requirements as well as the note regarding emergency vehicle set up (S23.1).

Response: Revisions have been made to street intersections based on meeting April 10th with staff. Emergency vehicle setup will be met with by utilizing driveways.

Preliminary Drainage

6I. Please resubmit the drainage report and plans to the civil folder (CP). The drainage report will not be reviewed in the DA folder.

Response: Master preliminary drainage report has been uploaded.

7. Real Property

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

7A. See the red line comments on the plat and site plan.

Response: Comment noted, thank you.

7B. A License Agreement for the walls and ladders in the Drainage easement is needed. Start the process with Grace Gray soon. The areas need to be checked on the Plat and the Site Plan for the Tracts and Lots. Both types of areas should match exactly.

Response: Noted. Awaiting transfer of land for submission.

8. **Life Safety**

Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org) See blue comments

Site Plan Comments

Sheet 1

8A. Please identify the locations of the accessible parking spaces.

Response: Revised with marking on structures.

8B. Please revise to reflect actual number of accessible spaces provided and required.

Sheet 4

Response: Revised.

8C. Please remove if a COA roadway standard is being proposed.

Response: Revised.

8D. If this private drive is constructed to a COA public roadway standard then a fire lane is not required.

Please remove the fire lane label. TYP

Response: Revised.

Sheet 5

8E. Please remove if a COA roadway standard is being proposed.

Response: Revised.

8F. If this private drive is constructed to a COA public roadway standard then a fire lane is not required.

Please remove the fire lane label. TYP

Response: Revised.

Sheet 10

8G. Please check with Water and Real Property to determine if the entire portion of the individually metered water lines need to be located within a utility easement. TYP

Response: Revisions have been made per utility requirements.

Master Plan Comments

Sheet 6

8H. Please reference COA Road Standard for proposed road sections. TYP of all sections.

Response: Revised.

9. **Traffic**

Reviewed by: Brianna Medena / BMedema@auroragov.org / (303) 739-7336 Comments in orange.
Site Plan

9A. Include an update to the TIS with the next submission. Ensure modifications have been made addressing concerns with the short distance from future signalized access and first internal intersection.

Response: Intersection has been revised and TIS is based on revision sent to COA staff.

9B. As of this review, TIS update has not been submitted, a 2-way stop may be warranted vs an all-way stop, incorporate this analysis into the TIS. Update Stop Sign locations accordingly to match TIS recommendations. (intersection of 4th Way and internal drive)

Response: See updated TIS.

9C. This note is general (Landscape Note #2), while this note (Landscape Note #3) is the City's standard note for sight triangles. Consider rewording note 2.

Response: Note 2 has been removed. All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.

10D. Please update this sight triangle to COA STD TE-13.1. Review landscaping within sight triangle as applicable, page 15.

Response: A sight triangle has been added, and landscape has been revised.

10E. Add left looking sight triangle from this stop sign location. Use COA STD TE-13.1. Review landscaping within sight triangle, page 15. Intersection of 3rd Avenue and Geneva Street.

Response: A sight triangle has been added, and landscape has been revised.

Master Plan

10F. Add to this note that TIS identified auxiliary lanes would be included in this Planning area, page 16.

Response: Note is revised.

10G. Based on meeting with City Staff & Developer, anticipated changes in this area (Queuing at the intersection of 4th Way and Havana Street).

Response: Revisions have been made.

10. **Aurora Water**

Casey Ballard / cballard@auroragov.org / (303) 739-7382 Comments in red.
Site Plan

11A. This public storm system is to be constructed with this development by the developer. As previously discussed drainage is currently utilizing a swale through this property and as this property develops this drainage must be accommodated, page 10.

Response: Note has been revised. To be completed by developer in Phase II.

11B. An easement is required so that property owners may cross the tract to perform repairs on their service line. Typical for all courtyard products, page 10.

Response: Easements have been added.

11C. Missing PRV call out, page 11.

Response: Revised.

Master Utility

11D. Missing PRV on page 13.

Response: Revised.

11. Revenue

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

FYI - 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.

12. Xcel

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

13A. Attached Letter:

While Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk requests for easements are noted by the applicant for Argenta (Fan Fare), none are shown on the plat. It is requested that 10-foot wide utility easements are dedicated abutting the perimeters of Tracts A and B in order to facilitate bringing these utilities to the lots. It is also requested that Tract C is dedicated for utility use in its entirety for connectivity and placement of natural gas and electric facilities throughout the development.

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.

Response: We cannot give easements within Track A because it is not owned by the Developer. This is also not the appropriate time to set easements within this property. This will be reexamined during design and re-plat during Phase II and III. Utility easements within Track B also cannot be given. They are not allowed in drainage ways and the border of the Tract is all structural walls. Track C & D have utility easements throughout the site and should have no issues with connections.

Note: The expectation of the City is these easements will be coordinated to accommodate the reduced building setbacks and required landscaping between the building and the sidewalk as well as in the tree lawn between the back of curb and the sidewalk.

Response: Noted. Please see comment above.



13. **CDOT**

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

14A. CDOT will review updated TIS.

Response: Noted. This will be coordinated once Phase II design is initiated.