



Planning Division
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August 20, 2019

Travis Stone
HomeVestors - Corporate Properties Inc.
99 Inverness Dr. E
Englewood, CO 80112

Re: Initial Submission Review – The Enclave at Montview – GDP Amdt, Site Plan and Plat
Application Number: **DA-2190-00**
Case Numbers: 1986-2049-03; 1986-4014-02; 2019-3035-00

Dear Mr. Stone:

Thank you for your initial submission, which we started to process on July 19, 2019. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments and comments from the community. The following sections contain more specific comments, including those received from other city departments.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 10, 2019. If you submit on or before that date, your second review letter will still be due back to you on September 20, 2019 to stay on schedule.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give let me know. I may be reached at 303.739.7121 or dosoba@auroragov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Osoba".

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Gary Whitt, Civil Arts
John Woodruff Stone, JW Stone Group Inc.
Susan Barkman, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\2190-00rev1



Initial/Second/Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- In general, please provide a response to each comment in this letter. You may add comments directly into this letter; but note that “acknowledged” is typically not an adequate response. These comments should reflect how your plan has changed to address the comments.
- A response is required for each of the comments found in the Community Questions, Comments, and Concerns section. Due to the volume of comments and questions received during this review, a neighborhood meeting is highly recommended prior to your second submittal (see Item 1).
- A data block is required on the Site Plan cover sheet in your next submittal. Please use the standard data block sent with this letter (see Item 2).
- Due to the quantity of neighborhood comments regarding traffic and density, and the access/connectivity and parking issues identified below, it may be challenging to justify the residential density increase and the reduction in lot sizes (see Item 3).
- How are open spaces, tracts and private roads to be maintained? Is an HOA or property management group to be formed to maintain these common areas? (see Item 4)
- The parking along the east of the private road will not function as proposed head-in parking directly off the private street (see Item 5).
- Additional detail and masonry calculations are required in your next submittal along with proposed elevations for the duplex units (see Item 6).
- 45% open space is required per the GDP. Please include this calculation in your next submittal in the data block (see Item 7).
- Dimension the landscape buffer and add a building perimeter landscape table (see Item 8).
- Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes (see Item 9).
- As identified in the Pre-Application Meeting Notes, detention and water quality are required on-site. If a waiver of detention has been requested, water quality is still required on-site. This site does not show any proposed facilities. This comment applies on Sheet 4 and 5 as well. Please provide further information on drainage in your second review. It is likely that by providing these facilities, there will be a reduction in the buildable area (see Item 10)
- Show all sight triangles after the proposed stop sign location. Make all the corrections as noted in the Traffic Impact Study redlines (see Item 11).
- The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant (see Item 12).
- Make the corrections to the Plat and Site Plan as noted by Real Property (see Item 15).
- The Park Development Fee is \$30,410.26 (see Item 16).
- The Storm Drainage Development Fee is \$1,579.82 (see Item 17).
- Please see the comment from Aurora Public Schools (see Item 18). Further comments from other outside agencies such as Xcel Energy (if applicable) will be included in your 2nd Review.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- Many neighborhood comments were received during review. The comments received in writing are listed below; however, there were other concerns brought up over phone conversations regarding traffic, compatibility and street improvements. A neighborhood meeting is highly recommended prior to your second review. Please coordinate with your Case Manager and Neighborhood Liaison (Susan Barkman – sbarkman@auroragov.org / 303.739.7402) to schedule this meeting. Note, notices of this neighborhood



meeting must be sent out 10 calendar days prior to the meeting and are sent to adjacent property owners and registered neighborhood groups within one mile. Please respond to the comments, questions and concerns found below in your second submittal.

Name: Debbie Cochran

Address: 15191 Montview Blvd

Email: debbcochran2@gmail.com

Comment: Happy to hear there will be no changes to our side of Montview. Concerned about the amount of additional traffic it will bring to the neighborhood. Also hope there is sufficient parking at the Enclave so our street is not impacted. I do think that is too many structures for that area and also out of character for this area.

Name: Marianne Larchick

Organization: 15221 Montview Blvd

Phone: 303.344.9389

Email: nonalarchick@yahoo.com

Comment: As adjacent property owners we have a few questions.

Under criteria for review and approval.

2. How will the enclave impact our existing city infrastructure. Ex. water?

3. What steps are being taken to achieve compatibility with adjacent single-family home properties?

Also: Will there be a fence around the Enclave?

Finally, how is adding 4 more units going to enhance Aurora, Colorado and specifically this neighborhood?

Thank you.

Name: Don Davalos

Organization: CenturyLink

Address: 4301 Bogan Ave NE, Albuquerque NM 87109

Phone: 505-767-7449

Email: don.davalos@centurylink.com

Comment: After reviewing this plat CenturyLink has no comments or objections.

Name: Marvin Martin

Organization: 14781 E. 24th Ave.

Email: marvin.martin@comcasr.net

Comment: I am concerned that the proposed town home project would have a negative impact on the existing neighborhood of single family homes and surrounding homes with horse properties. Townhouses are not consistent or appropriate for the existing neighborhood. They would have a negative impact on traffic and safety, property values and impose a burden on Altura Elementary school. I understand the importance of infill construction and the attraction to our area of developers. Perhaps a more appropriate use of the property would be a few additional single-family homes. Please use my email address to keep me posted on the status of this and other projects. Thank you

Name: Sita Schwartz

Address: 15081 E Montview Blvd

Email: sitapschwartz@yahoo.com

Comment: The city did not consider that the type and density of new construction is 1) COMPLETELY OUT OF CHARACTER with the rest of the neighborhood. Other concerns:

2) Increase in speeding traffic and traffic in general. Doughnuts burned into intersection is just one example of the crap going on now.

3) Density is crazy ridiculous. I can imagine up to eight single family units... after that, it will look cheap and weird.



4) I counted only 17 parking spaces for 16 units. Look up and down Fraser, south of Montview and everyone with a 2-car garage has to park on the street. Planned parking is entirely inadequate.

5) There are mentions of widening Montview... is this beyond the planned project? If the street was to be widened, existing neighbors lose that much buffer to increased speeding traffic. I lose four full-grown trees, lowering my property value. I've already lost a young maple when the drainage ditch was improved (which I appreciate); neighbor landscaping will be directly affected, costing them not just their privacy, but money as well.

Finally, I would like to express my frustration with the city in its obvious attempts to prevent comments from neighbors who will be directly affected. Property owners directly NW (me) & NE of the site had to find out from word of mouth about this project. I walked around the neighborhood and found only 2 neighbors who received notices. I do not have a problem with empty lots being filled--I have to get used to the constant drone of traffic, racing cars, fireworks, train horns, smells from the big oil tanks off Smith Rd., etc. The quality of life in Aurora is on a steep decline and that's reality for a growing city--I get that. But putting up densely packed units in an inappropriate spot in an inappropriate way crosses a line where the city is now taking advantage of its citizens' right to live in a pleasant place.

2. Completeness and Clarity of the Application

- The architect must be included on the Site Plan prior to recordation.
- A data block is not included in your Site Plan. This block will be sent as an attachment to this letter.
- Parking must be included in this data table. See parking notes below for details on quantity.
- There are no sign standards found in the Granby Commons GDP. Please delete "GPDRC GDP" from note 2 on the Site Plan.
- Provide the general building footprint or buildable area based on the setbacks found in the GDP. Additionally, a "lot typical" should be supplied showing the exterior and interior lots with the building lines.
- Tract C continues south from the drawn location. Please ensure the drawings represent the entire site.

3. Zoning and Land Use Comments

- In your next submittal, please provide a redlined copy of the amended Granby Commons General Development Plan. This should indicate 16 units and provide a new density calculation. Additionally, text under Sec. 2-10 Description must be revised to increase the density to accommodate the 16 units proposed. A revision delta with the number 1 should be added to the plan cover sheet and anywhere changes are made. The delta on the cover sheet should include the date of submittal (07.15.2019) and a brief (one sentence) description of the amendment.
- Per the Granby Commons GDP, the minimum area of site per dwelling unit shall be 3,200 square feet. The proposed site area per dwelling unit is 1,850 square feet and an additional GDP amendment is required. Please include the amendment in your next submittal. This must also be included in your amended Letter of Introduction.
- Per the Pre-App Notes, please justify the increase of residential density in your Letter of Introduction.
 - Staff is having difficulties finding justification for the residential density increase and the lot size decrease proposed. Due to neighborhood comments regarding traffic and density, compounded with connectivity, parking and access issues, it may be challenging to justify that this site as proposed is compatible with the surrounding development. Please provide a response to this comment in your next submittal.



4. Streets and Pedestrian Issues

Subdivision Plat

- How are the common areas of this site (alley, private road and tracts) maintained? If there is an HOA planned or a property management group, please state it in your Letter of Introduction on your second submittal. Additionally, provide information on how this maintenance will occur in the event the HOA or management group dissolves. Note 4 on the Plat cover sheet indicates all tracts will be privately maintained, but more information is necessary to evaluate the maintenance responsibilities of private infrastructure and land.

Site Plan

- Per the Pre-App Notes comment from Planning, please respond to the following comment:
 - The obsolete pedestrian bridge over the Sable Ditch provides a unique situation for city staff and the developer. Staff suggests installing vine or landscaping on the bridge, as an alternative to tearing it down or keeping the barrier as is. Repurposing the bridge with landscaping will discourage pedestrian crossing, eliminate the need to physically remove the bridge, and could create a unique neighborhood focal point.
 - The private road must be a public access easement as well to provide access to the duplex units in the rear of the property. Please see Real Property notes below for more information on all the easements required in this roadway.
 - A crosswalk is needed from the sidewalk along lot 9 to cross the alley to the sidewalk along lot 15. Crosswalks must be provided across the private road and alleys throughout the site.
 - Access and connectivity to these lots must be justified in your letter of introduction. These duplex units are essentially the reason the GDP needs to be amended for increased density.

5. Parking Issues

- The parking spaces shown on the east side of the private road will not work in the current configuration. The spaces will back out into a private road directly adjacent to the entrance to the property. Please relocate this parking area.
- 15 parking spaces are provided for guest parking; 16 are required per code. Please include an additional parking space on-site to accommodate guest parking. If 16 spaces are not provided, a parking waiver must be requested. Upon any waiver request, please include the request and justification on the cover sheet of the site plan and in the letter of introduction. Due to the issues and concerns of the nearby residents, staff will likely not be supportive of a parking reduction waiver.

6. Architectural and Urban Design Issues

- Additional detail will be required for these elevations on your next submittal. Please provide the materials to be used, quantities of masonry (percentages and square footage) on each elevation as well as the net façade area. The percentages below apply to the net façade area, not each elevation; however, it is recommended to include more masonry on elevations facing open space and street frontages.
- Minimum Percentage of Masonry on Net Façade Area – Either:
 - 50% clad in brick or stone; or
 - 75% clad in stucco (not EIFS or synthetic stucco); or
 - 75% clad in a combination of stucco and brick, or stucco and stone.
- Separate elevations for the duplexes are required in your next submittal.
- The end units are identical and interior units are identical. Although they are mirrored, please consider changing the elevations to provide architectural articulation and variation between the townhome units. This is especially important to reduce monotony along E. Montview Blvd, which also faces single-family detached homes.

**7. Open Space Issues**

- Per the GDP, a minimum of 45% of the net site area shall be common open space. This calculation must be included in your data block and only includes open space outside of property lines as it is common open space. It is highly recommended to include some programmed open space area on-site as an added amenity and to justify the increased density request and smaller lot size request.

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

Sheet 6

Show the property line as a traditional property line type as a long dash and two short dashes.

- Include the building footprints with building perimeter landscaping.
- Label the parking.
- Dimension and label the eastern buffer.
- Provide a building perimeter landscape table.
- Remove the Fraser Court and Residential Buffer (south) line items from the Landscape Buffer Requirements Table.

Sheet 7

- Remove all contractor related notes as the city does not review landscape construction drawings.

9. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**10. Civil Engineering** (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Sheet 1

- The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- Please remove the engineer stamp from the Site Plan.

Sheet 3

- The curb and gutter and sidewalk are existing along Fraser Ct. Please change the line type and label as existing. Provide a dimension for the existing sidewalk.
- Label the curb return radius.
- The benchmark is not required on Site Plans, please remove.
- Show and label the directional curb ramps.
- Label the curb cut with COA standard detail. Ensure the curb cut is drawn per the detail.
- Dimension the proposed sidewalk.
- As identified I the Pre-Application Meeting Notes, detention and water quality are required on-site. If a waiver of detention has been requested, water quality is still required on-site. This site does not show any proposed facilities. This comment applies on Sheet 4 and 5 as well. Please provide further information on drainage in your second review.
- Since this is more an access road than an alley, curb returns make more sense at the location shown in the redlines.
- Identify how the taper was calculated and refer to the section in the Roadway Manual for more information.



- Provide typical sections for the private road and alley. Also provide a typical section for Montview showing the proposed improvements.
- Provide wheel stops if a curb is not provided, typical for all instances.
- Show and label the proposed street lights. Add a note that street light locations shown are approximate. Final street light locations will be determined with the photometric analysis submitted with the civil plans. Street lights on public roads will be owned and maintained by the City of Aurora and shall meet COA standards. A street lighting plan shall be submitted with the civil plans.
- Since the adjacent pavement will be concrete, the sidewalk should match that material, typical for all instances.
- Indicate the pavement material. Alleys are required to be concrete. Private roads less than 30-feet in width shall be concrete.
- Label and dimension the existing sidewalk as shown in the redlines.

Sheet 4

- Show and label the floodplain, including FIRM Panel and Base Flood Elevations. The lowest floor including basement and crawl space must be at least 2-feet above the base flood elevation.
- The minimum slope away from the building is 5% for 10-feet for landscape areas, and a minimum of 2% for impervious areas.
- The maximum slope in any direction at handicap parking spaces is 2%.
- Show buildings and label the finished floor elevations.
- Provide contour labels.
- Label the slopes.

11. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Traffic Letter

- Please address the comments found in the Traffic Impact Letter.

Site Plan

Sheet 2

- Add the note per the Pre-App Notes request as shown on the redlines.

Sheet 3

- Label the existing stop sign and provide a sight triangle from the stop sign location using the City of Aurora Standard TE-13.1.
- Ensure there is an appropriate end feature to ensure no vehicles enter the ditch.
- Please show the through lane geometry. It looks like this private road would conflict with southbound traffic from Granby Way, which has on-street parking (southbound through and northbound through). What would the through land offset be?
- Add a stop sign and sight triangles per City of Aurora Standard TE-13.1.
- There may be an opportunity to swap parking and the roadway location to fix the offset issue.

Sheet 6

- Sight triangles are missing from the alley location. Please provide these on your next submittal.
- Show the sight triangles and ensure the plantings comply with City of Aurora Standards.
- Sign triangles are based on the stop sign location. This location needs to be 4-feet from the back of walk. Please update the triangle once the sign is placed.
- Add the following note to the landscape plans: All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.



12. Fire / Life Safety (Will Polk / 303-739-77371 / wpolk@auroragov.org / Comments in blue)

Subdivision Plat

- Label the private road as a fire lane, public access and utility easement. This should be reflected on the Site Plan, Civil Plans and Plat. Be sure to include the width of the fire lane in this label.

Site Plan

Sheet 1

- A site plan data block is required for this plan submittal. Please provide the following items within the data block:
 - Number of buildings, square footage of each building and the gross square footage of all buildings on site.
 - 2015 IBC Construction Type of structure(s). Indicate if structures are fire sprinkled or non-fire sprinkled. (Note: This information is needed to determine the number of fire hydrants required to support this site.)
 - Maximum Building Height.

If applicable:

- Handicap Parking Spaces Provided.
- Handicap Parking Spaces Required.
- Parking Spaces Provided.
- Parking Spaces Required.

See example below provided on the redlines.

Sheet 2

- Advisory comment: 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.
- Add the following 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: _____.



- Advisory comment: If phasing is implemented, this fire lane easement must be constructed in phase 1.
- Replace "chapter" with "section".

Sheet 3

- Please show and label the location of all handicap accessible living units (Type A or B) required by Chapter 11 of the 2015 IBC.
- Please identify accessible garages. TYP of site and grading sheets.
- Advisory Note: An Address will be provided on the front main entry side of the structure. Where an alley or roadway is provided to the back of the structure, a separate address will be required above the garage door. The address directory shall be shown within the detail sheet of the site plan and/or civil plan sign package. Address Directory Signs must be installed at residential properties where the front of the structure is facing a green belt instead of public right-of-way where emergency response may be delayed due to the physical layout of the complex. Please see COA Single-Family Dwellings Facing Green Belts instead Public Right-of-Way for further requirements.
- Show the fire hydrant on the site, utility, and landscape sheets.
- Check with Real Property to determine if this easement should include "Utility & Public Access" Be sure to include width in the fire lane easement label. TYP
- The fire lane to include the curb must be designed to support a minimum imposed live load of 85,000 pounds. This note must also be shown on the civil plans
- Will the access aisle tracts be built to current COA Roadway Design and Construction Standards? If not, the fire lanes will be required to be built to the COA Fire Lane Easement standards. TYP

Sheet 4

- Please show the grades and cross slopes along the fire lane easement. Please see Aurora Roadway Design for permissible grades of fire lanes.

Sheet 5

- Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

Sheet 6

- Show the fire hydrant on this sheet.

Sheet 7

- Add the following note: THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

Sheet 8

- Advisory Note: An address will be provided on the front main entry side of the structure. Where an alley or roadway is provided to the back of the structure, a separate address will be required above the garage door.



13. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

13A. All Aurora Water comments and issues have been addressed.

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

14A. There are many trees on-site that will be impacted by developed; however, all of them are dead or in very poor condition. There will be no requirement for tree mitigation for this development.

15. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

Subdivision Plat

- Send in the closure sheet for the legal description with your second submittal.
- The State Monument records are required for all aliquot corners used on the plat.
- Make the grammatical corrections in the dedication and legal description, covenants, acknowledgement, and notes.
- Include Township and range and P.M. on the basis of bearing and corners.
- Divide the easement line by lot line and show the measurements.
- Please check the distances as shown on the redlines.
- Make the street centerlines a different line type to distinguish them from lot lines.
- Add the distance for the roadway.

Site Plan

Sheet 1

- Add the lot number to the legal description and signature block, typical for all applicable sheets.
- Add a lot number to the description in the title of the Site Plan, typical for all applicable sheets.
- Provide a space between “Granby Commons” in the title of the Site Plan, typical for all applicable sheets.

Sheet 2

- Correct note 7 as shown in the redlines.

Sheet 3

- Show the building structures on the Site Plan so we can see how they relate to the easements and other structures.
- Make the grammatical and technical corrections as shown on the redlines.
- The easement names must match the plat easement name.
- Add leader arrows to the Tract C designations. Add the square footage of these tracts.
- Add the Book and Page designations for easements.

Sheet 4

- Make the grammatical and technical corrections as shown on the redlines.
- Show the building structures on the Site Plan so we can see how they relate to the easements and other structures.

Sheet 5

- Make the grammatical and technical corrections as shown on the redlines.
- Show the building structures on the Site Plan so we can see how they relate to the easements and other structures.

Sheet 6

- Correct ‘Subdivision Filing No. 1’ to Site Plan in the title. This title must be consistent throughout the document.
- Show the building structures on the Site Plan so we can see how they relate to the easements and other structures.

Sheet 7

- Correct ‘Subdivision Filing No. 1’ to Site Plan in the title. This title must be consistent throughout the document.

**16. Parks, Recreation and Open Space** (Chris Ricciardiello / 303.739.7154 / cricciar@auroragov.org)**POPULATION DESIGNATION**

The first referral of The Enclave at Montview site plan designated the development in question as infill with 16 single-family attached units. Population calculations for the development utilize a multiplier of 2.65 persons per unit generating 42 persons residing in 16 units.

EXPLANATION OF PARK LAND DEDICATION REQUIREMENTS

The City's park land dedication policy is set forth in Section 48(b) of Chapter 147 (i.e., the Subdivision Ordinance) of the City Code. It specifies that park land shall be dedicated in accordance with the following standards:

- 3.0 acres per 1,000 residents for neighborhood parks.
- 1.1 acres per 1,000 residents for community parks.
- No open space land dedication will be required because the subject development is designated as infill and is exempt from this requirement.

Land dedication requirements and the proposed method of how they will be satisfied should be explicitly presented in the site plan submittal.

- Neighborhood Park Land Dedication - Neighborhood park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a single-family population projection of 42, the neighborhood park land dedication requirement will be 0.13 acres.
- Community Park Land Dedication - Community park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a single-family population projection of 42, the community park land dedication requirement will be 0.05 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 (2019) is \$44,600 per acre. Total cash-in-lieu of land dedication for The Enclave at Montview is as illustrated in the following calculation:

Land dedication total acreage 0.18 acres x \$44,600 per acre = \$8,028.00

The cash-in-lieu payment for land dedication shall be paid at the time of first subdivision platting or at the time of site plan approval if the property has already been platted.

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 = 0.18 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, combined for Neighborhood Park and Community Park, shall be \$30,410.26 or \$1,900.64 per dwelling unit.

Park development fees shall be paid per unit at the time of building permit issuance.

17. Revenue (Diana Porter / 303.739.7395 / dsporter@auroragov.org)

- Storm Drainage Development fees due: 1.272/acre x \$1,242.00 = \$1,579.82
- Please contact TAPS/Aurora Water for an invoice at 303.739.7395. All checks should be made payable to the CITY OF AURORA.



18. Aurora Public Schools (Josh Hensley / 303.365.7812 / jdhensley@aurorak12.org)

- The school land dedication obligation for the 16 residential units proposed in the Enclave at Montview Site Plan is 0.1052 acres in accordance with Section 147-48 of the Aurora City Code. Aurora Public Schools will accept cash-in-lieu of land for this obligation. Market value of zoned land with infrastructure in place is determined for the value of all cash-in-lieu of school land requirements. Cash-in-lieu should be paid at platting. If you have questions, please let me know.