



December 20, 2018

Heather L. Lamboy  
City of Aurora  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012

**RE: *Second Submission Review – Townhomes at Dayton Station – Site Plan***  
***Application Number: DA-2159-00***  
***Case Number: 1999-6069-03***

Dear Ms. Lamboy:

Thank you for the comments on December 4, 2018 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Plan documents, we have summarized your comments and our responses below.

## **INITIAL SUBMISSION REVIEW**

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

1. Please update all property boundaries to match with the proposed plat.
  - *Response: All property boundaries have been updated to reflect the proposed plat.*
2. The area referenced as “detention pond” to the west of the site should be labeled as Tract B-1 to be consistent with GDP labeling.
  - *Response: Label has been updated to “Tract A” per pre-submittal plat meeting with Darren Akrie.*
3. There may be additional comments on the next review based on the update to the property boundaries and the submittal of the plat. It may be helpful to hold a meeting once the plat proposal is complete with a few of the reviewers to explain the changes before the technical review process.
  - *Response: Acknowledged. The plat was formally submitted on December 19. Please let us know if a meeting still needs to be scheduled.*

### **PLANNING DEPARTMENT COMMENTS**

**Reviewed by: Heather Lamboy / hlamboy@auroragov.org / 303-739-7184 / PDF comment color is green clouds.**

1. Community and External Agency Comments
  - A. No public comments were received during this referral period.
    - *Response: Acknowledged, thank you.*
2. Completeness and Clarity of the Application
  - A. Please make the corrections shown on the redlines throughout the plan set.

- *Response: Noted, all comments from redlines are addressed. Please see the "Greenlines" included with this submittal.*
  - B. Please update all property boundaries to reflect the proposed plat. Remove all notes regarding the warranty deed transfer. Additionally, update all acreages based on updated property boundary.
    - *Response: All boundaries have been updated and notes relating to warranty deed transfer removed. Property area has also been updated.*
  - C. Update the Site Data table to reflect changes in the property size.
    - *Response: Site Data table has been updated to reflect updated property boundary.*
  - D. Delete and remove the survey control sheet. The proposed plat should address this information.
    - *Response: Survey control sheet has been removed from this set.*
3. Architectural and Urban Design Issues
- A. All architectural and urban design issues have been addressed.
    - *Response: Acknowledged, thank you.*
4. Landscape Design Issues
- Kelly K. Bish PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org) (303) 739-7189/ Comments in teal clouds.**
- A. Please see detailed comments below.
    - *Response: Noted, detailed responses provided below.*
  - B. Sheet 6
    - i. Why are there two identical Prunus Virginiana "Shubert's"?
      - *Response: Plant schedule has been updated.*
    - ii. Add the missing turf hatch.
      - *Response: Acknowledged.*
    - iii. Provide the missing plant labels.
      - *Response: Acknowledged.*
    - iv. Make sure all labels are oriented in a horizontal direction. This view port was oriented in a north south direction previously and now it has been reoriented. The plant labels no longer align in a horizontal direction. Either rotate the view port in a north south direction or change the orientation of the plant labels.
      - *Response: Acknowledged.*
    - v. Is this the correct scale or is the viewport scale off? The drawing appears to measure close to a 1"=30' scale.
      - *Response: This scale belongs to the zoomed in plan. Plan drawing scale is 1"=30'.*

- vi. Shift the tree and landscape bed along South Dallas Street so it is centered between the other two trees. See plan for comment.
  - *Response: Acknowledged.*

**C. Sheet 7**

- i. GENERAL BUILDING PERIMETER LANDSCAPE COMMENT – Convert at least 60-70 percent of all perennials and/or grasses around the buildings to shrubs. Code requires shrubs to be a mixture of evergreen and deciduous. Some perennials may be provided, but from the initial review, most of what is being provided are grasses and perennials. Buildings 1, 3 and 5 will not be reviewed as strictly as this is considered an urban edge. Quantities can be off, but the plant material should reflect more shrubs.
  - *Response: Acknowledged.*
- ii. Perennials and ornamental grasses may be provided at a 1 gallon size, however, the requirement is that three (1) gallon plants equal on (5) gallon shrub. The building perimeter landscaping is attempting to provide a 1 gallon grasses/perennials as an equivalent to the one (5) gallon shrub.
  - *Response: Acknowledged.*

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

**5. Addressing**

**Cathryn Day, Planner II/GIS Addresser / [cday@auroragov.org](mailto:cday@auroragov.org) / 303-739-7357 / Andrea Barnes, [abarnes@auroragov.org](mailto:abarnes@auroragov.org) / 303-739-7679**

- A. Addresses for the buildings have been provided under separate cover.
  - *Response: Acknowledged, thank you.*

**6. Civil Engineering**

**Kristin Tanabe, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / Comments in green.**

- A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved. Please submit the revised drainage report to the civil drainage folder.
  - *Response: Acknowledged. The preliminary drainage report was re-submitted on December 5.*
- B. Street and pedestrian lights on public streets will be owned and maintained by the City and must meet City of Aurora standards.
  - *Response: Acknowledged. Please see new lighting details provided on Sheet 12.*

**7. Parks, Recreation and Open Space (PROS)**

**Chris Ricciardiello, Principal Landscape Architect / [cricciar@auroragov.org](mailto:cricciar@auroragov.org) / (303) 739-7154**

- A. No additional comments.
  - *Response: Acknowledged, thank you.*

8. Forestry

**Jacque Chomiak / jchomiak@auroragov.org / 303-739-7178**

- A. Applicant has determined to pay into the Community Tree Fund. Tree mitigation must be paid before the plan is recorded – in the amount of \$6,409.00.
  - *Response: Acknowledged, thank you.*

9. Real Property

**Darren Akrie/ dakrie@auroragov.org / 303-739-7331**

**Maurice Brooks / mbrooks@auroragov.org / 303-739-7294**

- A. See red line comments on the site plan. Release and dedicate any and all easement by separate documents. The 30' Denver Water easement shown will need to be dedicated separately between the owner and Denver Water and not shown on the site plan without that disclaimer.
  - *Response: Red line comments addressed. Additional language added to the proposed easements*
- B. Add reception numbers to all easements and state “to be dedicated by separate document” where applicable.
  - *Response: Reception numbers will be added once received. Additional language added to proposed easements.*
- C. A pre-submittal meeting will be required for the plat. Please contact Darren Akrie at (303) 739-7331 to schedule.
  - *Response: Acknowledged. The pre-submittal meeting for the plat was held on December 17, 2018.*

10. Life Safety

**Reviewed by: William Polk / wpolk@auroragov.org / (303) 739-7371 / Comments are in blue.**

- A. Sheet 1
  - i. Please include the occupancy group “2015 IRC R-3” and construction type “Type VA”.
    - *Response: Occupancy group and construction type have been added to the Site Data Table. Construction type is listed as VB because the exterior walls are not required to be fire rated.*
- B. Sheet 12
  - i. Please increase the illumination level to a minimum of 1.0ft candle along the highlighted areas.
    - *Response: Acknowledged.*

11. Traffic

**Reviewed by: Brianna Medema / bmedema@auroragov.org / (303) 739-7336 / Comments are in orange.**

- A. On page 2, review TE-13.3, Yield sign orientation shall be 90 degrees to the flow of traffic.
  - *Response: Yield sign has been rotated to sit at an orientation of 90 degrees to traffic flow.*

- B. Visibility for a stop sign is inadequate (indicated in redlines). Review TE-13.3, Stop Sign orientation shall be 90 degrees to the flow of traffic and shall be visible to oncoming traffic.
  - *Response: Buildings 2 and 4 have been shifted in order to provide adequate clearance. The stop sign is now oriented at 90 degrees to traffic flow and is now visible to oncoming traffic greater than 200 feet away.*

12. Aurora Water

**Reviewed by: Casey Ballard / cballard@auroragov.org / (303) 739-7382 / Comments are in red.**

- A. See red redline comments on Site Plan.
  - *Response: Redlines addressed.*
- B. A license agreement is required for any non-Aurora utility in the sewer utility easement.
  - *Response: Acknowledged. A license agreement will be created at a later date.*

We appreciate your review and approval of this Project. Please contact me at (303) 228-2300 or [meaghan.turner@kimley-horn.com](mailto:meaghan.turner@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Meaghan Turner, P.E. LEED AP  
Project Manager