

May 22, 2019

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

Re: Technical Corrections Submissions 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 technical corrections submissions review. We've received the comments received on May 9, 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

Technical Corrections Submission

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ A License Agreement for the walls and ladders in the Drainage easement is needed. Start the process with Grace Gray soon.
- ✓ The site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

PLANNING DEPARTMENT COMMENTS

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

1. Community Comments

No community comments received.

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: CAD plans will be submitted to the City once construction documents have been approved and prior to recording.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Parks and Recreation and Open Space

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

3A. LAND DEDICATION OWED BY APPLICANT

At the time of the Tech Referral for the Argenta site plan (86 DU townhomes = 228 population), the applicant has not contacted PROS to arrange for the payment to cover cash-in-lieu of park land dedication. The applicant must make payment in full to PROS in the amount of \$41,478.00 prior to first plat. The plat will not be approved until cash-in-lieu payment is made. The following is the description of land dedication and payment requirements:

Response: Park and land dedication cash-in-lieu will be paid to PROS prior to plat recording.

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: Comment noted. Thank you.

PARK LAND 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.

Response: Comment noted. Thank you.

- Community Park Land Dedication –Based on an overall population projection of 228, the community park land dedication requirement will be 0.25 acres.

Response: Comment noted. Thank you.

- 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: Comment noted. Cash-in-lieu of land dedication will be paid prior to recording of the subdivision plat.

3B. 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.

Response: Comment noted. Thank you.

3C. Park Development Fees shall be paid at the time of building permit issuance.

Response: Park development fees shall be paid at the time of building permit. Thank you.

4. Civil Engineering

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

Site Plan

4A. Please submit full size sheets (24x36).

Response: Noted, full size sheets were submitted previously. There may have been an issue with the download. If this problem persists please contact Norris Design and we can send sheets directly.

4B. The site Plan will not be approved by Public works until the preliminary drainage letter/report is approved.

Response: Noted, waiting for comments from the City for the drainage letter and report.

4C. The storm sewer interior to the site is private and needs to be labeled as such. Please add another note that states storm sewer system is private and will be maintained by the owner, typical

Response: Noted, storm note was added to sheets 8-11.

5. Real Property

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

5A. See the red line comments on the plat and site plan.

Response: Noted, see revised Plat.

5B. Start the License Agreement with Grace Gray for the retaining walls within the Drainage easement.

Response: Noted, coordination with Grace Grey regarding license agreements was initiated with exhibits submitted on 5/3/2019.

6. Life Safety

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

6A. No Comments

Response: Noted, thank you.

7. Traffic

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

7A. TIS is approved if 2 interior intersections are converted to 2-way stop vs the shown all-way stop. If desired to keep the all-way stop configuration, include in the updated TIS an all-way stop warrant analysis for both locations, if the all-way stop is warranted also provide a roundabout LOS analysis per the COA TIS Guidelines document.

Response: Noted, see CSP sheets 4-7.

7B. As previously commented, this is shown as a 4-way stop (all-way stop). Either convert to a 2-way stop or update the TIS to include a warrant analysis. Per the TIS guidelines, if an all-way stop is warranted, a round shall be analyzed. Seriously consider removing 2 stop sign locations (N/S stop). (Two internal intersections)

Response: Noted, see CSP sheets 4-7.

8. Aurora Water

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

Site Plan

8A. Include easement width. Ensure it is 26-foot in width. See Section 5.04, page 10.

Response: Noted, see CSP sheet 10.

8B. Based on current policies the storm connection from the private pond to the public main will be private as well, page 10.

Response: Noted, see added storm note on CSP sheets 10-11.

8C. Easement for public sewer is to cover the entire sewer main, page 11.

Plat

Response: Noted, coordination with Real Property for off-site proposed sewer easement has been initiated. Separate legal and exhibit for sewer easement will be submitted to Real Property for review.

8D. Utility easements are to be 25-feet when covering water and sanitary mains.

Response: Noted, please see CSP sheet 11.

9. 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. The above listed fees along with other standing fees will be paid prior to subdivision plat recording.