

May 17, 2022

City of Aurora  
Attn: Brit Vigil  
15151 E Alameda Pkwy  
Aurora, CO 80012

**Re: Landmark at Town Center (#1576564)/ Site Plan and Final Plat**

Dear Ms. Vigil:

Thank you for taking the time along with City staff to review the Landmark at Town Center. Valuable feedback was received on April 21, 2022, and the following pages reference the detailed comment responses. Please feel free to reach out should you have any questions or concerns by phone at 303-892-1166 or by email at [eappelgate@norris-design.com](mailto:eappelgate@norris-design.com).

We look forward to working with the City of Aurora to make this project a success.

Sincerely,  
Norris Design

Elyse Appelgate  
Associate

**Second Submission Review**  
**Planning Department Comments**

**PLANNING DEPARTMENT COMMENTS**

**1. Community Questions, Comments and Concerns**

1A. No additional comments were received from adjacent property owners or registered neighborhood groups.

***Response: Noted, thank you.***

**2. Connectivity Comments**

Sheet 2

2A. Consider north/south through connectivity for pedestrians through or adjacent to the amenity.

***Response: Refer to Sheet 14 for dog run amenity details. Connectivity is provided through the amenity.***

**3. Urban Design Comments**

Sheet 9

3A. The details should be located on a separate sheet. These need to call out dimensions, colors and materials.

***Response: All site amenities listed in the amenity schedule are now also included on the Landscape Details sheets with materials/colors, etc. listed.***

**4. Architectural Design Comments**

Sheet 4

4A. An administrative adjustment is required for the 10' increase to the maximum building length (200'). Please add this to the list of adjustments on the cover sheet. Note: staff is in support of this adjustment request.

***Response: Administrative Adjustment has been added to the notes sheet.***

**5. Landscaping Comments (Kelly Bish / kbish@auroragov.org / Comments in blue, red text)**

Sheet 8

5A. Provide a number for the note.

***Response: Number provided.***

5B. Street trees shall not be maintained by the City. Remove this note.

***Response: Note removed.***

5C. Add a column for grasses being provided.

***Response: A column for grasses provided has been added to the Curbside Landscape Table.***

5D. Trees are missing along 6th Pkwy. See the commentary on Sheet 14 of 27.

***Response: Shade trees have been added along 6<sup>th</sup> Parkway – 1 tree per 40 lf.***

5E. 216 actual shrubs.

***Response: This has been updated to the correct number of shrubs (excluding grasses)– thank you.***

5F. 114 actual shrubs.

***Response: This has been updated to the correct number of shrubs (excluding grasses)– thank you.***

5G. There were street trees planted previously. Please update the plans and the table to include the required street trees. See the image on this page.

***Response: Trees have been added along 6<sup>th</sup> Parkway and the tables have been updated to meet requirements.***

5H. While only 2 trees have been provided, there are shrubs that may be counted towards this requirement. Add a column for shrubs.

**Response: A column has been added to the Clubhouse Building Perimeter Buffer table showing the number of shrubs replacing trees in the Clubhouse perimeter to meet the requirement.**

5I. Update the tables per the redline comments.

**Response: All landscape tables have been updated per city comments.**

5J. Add some shrubs to the parking lot island to compensate. See the comment on the landscape plan.

**Response: 4 more shrubs have been added to the parking lot island to meet the southern building perimeter landscape requirements for the Clubhouse.**

5K. The requirement is 1 tree and 10 shrubs per 3,000 s.f. The table only reflects the trees being provided.

**Response: The Private Common Open Space landscaping table now includes the provided shrubs and grasses in these areas.**

5L. An adjustment is being requested for the buffer depth along 6th Pkwy. It has been included on the Cover Sheet and Letter of Introduction but is also required to be listed on the landscape plan.

**Response: The administrative adjustment has been added to the landscape notes page now.**

Sheet 9

5M. The font size for the tables on this sheet is too small. At least double the size or larger.

**Response: The plant schedule has been reformatted to have larger text.**

5N. Please move the quantity column to the location on the redlines.

**Response: The quantity column has been moved.**

5O. Any ornamental grasses being used in the curbside landscape must be five gallon.

**Response: Ornamental grass species used in the curbside landscape have been changed to 5 gal in the landscape schedule.**

5P. Because the Master Plan for Cross Creek requires a larger caliper size, list them that way in the Plant Schedule. Do not list as a note at the bottom of the table. It's too confusing. If not all the trees are intended to be a larger size, then those that are should be shown with a specific tree symbol and listed separately that way in the table or separate plant schedules should be provided for those trees being provided at a larger size from those that aren't. In addition, staff nor a contractor are not going to know what areas are considered an enhanced landscape area.

**Response: Tree caliper sizes have been updated in the plant schedule to reflect the size they are required to be in these specific areas.**

Sheet 10

5Q. Parking lot islands are required to have trees. A transformer should not be placed in the parking lot island. All rows of parking are to terminate with a deciduous canopy tree. Ask for an adjustment and express a hardship.

**Response: The transformer has been moved out of the island and replaced with a tree.**

5R. Darken the roadways surrounding the development.

**Response: Roadway linework surrounding the site have been darkened.**

Sheet 11

5S. Parking lot islands require 6 shrubs. No more than 20% grasses.

**Response: The grasses in this island have been replaced by shrubs.**

5T. In lieu of a tree at the end of this parking row, add a tree at the location shown.

**Response: The radius of the road shifted – allowing more room for planting. This area now has 2 trees.**

Sheet 12

5U. Add four more shrubs to this parking lot island to meet the southern building perimeter landscape requirements.

**Response: 4 shrubs have been added. Thank you.**

5V. A tree is required here unless prohibited by an easement or utilities.

**Response: There is no easement or utility line – a tree has been added – thank you.**

Sheet 13

5W. Ornamental grasses may not be used to screen parking lots.

**Response: These grasses have been replaced with the evergreen shrub Lodense Privet.**

Sheet 14

5X. Street trees 1 per 40 shall be provided along this street. Update the curbside landscape table and provide the required trees. If they are to be installed, irrigated and maintained by an entity other than this development, indicate that with a note. There was a previous landscape plan for Cross Creek 6th Avenue & Gun Club Road that included the street trees along 6th Parkway. Reference City Case Number 2003-4004-00.

**Response: The required trees have been added at a rate of 1 tree per 40 feet.**

#### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

##### **6. Civil Engineering (Julie Bingham / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**

Plat Comments

6A. The minimum radii for 23' fire lanes is 29' inside and 52' outside. Please revise per the site plan.

**Response: Fire Lane Radii updated to match site plan.**

6B. Please correct the highlighted radii to be evenly 29.00'.

**Response: Fire Lane Radii updated to match site plan.**

Site Plan Comments

Sheet 1

6C. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

**Response: Understood, we are working on PDR approval**

Sheet 3

6D. Please clarify the comment regarding asphalt.

**Response: Label updated to clarify that the roadway will be asphalt**

6E. Streetlights are not required on the south side of E 6th Pkwy. There are existing lights on that side of the street.

**Response: Street lights removed from south side of E 6<sup>th</sup> Parkway**

6F. Please add the note per the redlined comment.

**Response: Note added to General Notes section.**

6G. The streetlights on the south side of Catawba Way are not the obligation of this Site Plan.

**Response: Street lights removed from south side of Catawba Way.**

Sheet 4

6H. The northern ADA ramp is not required.

**Response: ADA ramp removed.**

6I. Provide a turnaround at the end of the pavement.

**Response: Awaiting confirmation for Deferral Letter. Turnaround will not be required if the public improvement of street sections is deferred.**

6J. Dimension and label all existing and providing easements.

**Response: All easements are labeled and given dimensions on the Overall Site Plan, Page 3. Additional details on this sheet would make it too busy and hard to read.**

6K. This radius is too small for a fire lane. Check all radii and revise the plat as well.

**Response: Both of these radii updated from 10' to 29' to comply with minimum Fire Lane turning radius.**

6L. Typical for all ADA ramps: show the detectable warnings.

**Response: Detachable warnings included at all ADA ramps.**

6M. Verify with Traffic if the ramps are required to provide a crossing for Catawba.

**Response: KH – Directional ramps were required per the first submittal.**

6N. Label the curb return flow line radii.

**Response: Labels added.**

6O. Add the note per the redlined comment.

**Response: General note regarding detailed design of curb ramp and the time of civil plans added.**

6P. The standard for a collector street is a 6.0' detached walk per the Roadway manual. If a smaller sidewalk is requested, it would be a variance that would need to be approved by the City Engineer.

**Response: The existing 5' sidewalk was approved per Metro Document EDN #203136, along Catawba Way. This project is not proposing a new sidewalk, rather tying it into the existing sidewalk.**

6Q. Extend the viewport so that the updated ramp is shown. Ensure that it is a directional ramp to the northeast.

**Response: Viewport extended.**

Sheet 5

6R. Add a note about who will maintain the private storm to the street.

**Response: Added a general note to explain who will maintain the private storm.**

Sheet 6

6S. The minimum slope away from the building is 5% for 10' for landscape areas, and a minimum of 2% for impervious areas.

**Response: Grading slopes adjusted to be within minimums.**

6T. Add a note about who will maintain the private storm to the street.

**Response: General note added.**

6U. If this is proposed asphalt, the minimum 1% slope, typical.

**Response: Grading updated to be within minimum of 1% in proposed asphalt.**

6V. Label the existing and proposed easements.

**Response: All easements are called out on the Overall Site Plan, Sheet 3.**

6W. Add a slope label or note showing 2% max slope in any direction for ADA parking spaces.

**Response: Slope label added at ADA parking spaces.**

6X. Is there a proposed ramp at the location shown?

**Response: Yes, the Accessible Route line was hiding it from view – it has been updated.**

6Y. Revise the typo.

**Response: Typo revised.**

6Z. A drainage easement is required for the pond. Maintenance access is required into the pond. Please show/label both.

**Response: There are 2 existing drainage easements at the pond, and they have been dimensioned and labeled.**

Sheet 7

6AA. Please clearly show what improvements would be proposed with this Site Plan.

**Response: KH – Additional information regarding which improvements will be proposed with this Site Plan shown on details.**

6BB. If the cross section is not being used, please remove it.

**Response: Cross section updated to be labeled Existing Catawba way, is shown just to depict that the Catawba way existing 5' sidewalk was built per Metro district CDs EDN 203136.**

Sheet 14

6CC. Ensure trees are a minimum 10' from storm sewer.

**Response: This tree has been shifted to be a minimum of 10' from the storm sewer.**

## **7. Traffic Engineering (Steve Gomez / 303-739-7336/ segomez@auroragov.org / Comments in amber)**

Traffic Impact Study Comments

7A. The Traffic Impact Study has been approved.

**Response: Noted.**

Site Plan Comments

Sheet 2

7B. Add the note per the redlines.

**Response: Notes have been added per redlines.**

Sheet 4

7C. Move the stop sign closer to the intersection and place it on a light pole.

**Response: Stop sign has been shifted.**

7D. Callout parking stall dimension 9'x19', typical.

**Response: Parking stall dimensions labeled. Per email correspondence with Steve Gomez, the parking stalls will continue to show the parking spots as 9' x 18' with the understanding that the extra foot is coming from the overhang per aurora code 4.6.5.5.**

7E. Callout the stall dimensions.

**Response: Parking stall dimensions labeled.**

Sheet 10

7F. Clarify the object highlighted ?? in the redlines.

**Response: Fire Lane sign, label added.**

Sheet 14

7G. Add the sight triangle.

**Response: The sight triangle has been added and labeled.**

### **8. Aurora Water (Steve Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)**

Site Plan Comments

Sheet 5

8A. Private fire lines must be a minimum of 5' off of the water meters and service lines. 3" water meters have a bypass line around the meter pit, and 5' separation is required to the bypass as well, typical.

**Response: Bypass lines added to linework by meter pits and fire suppression lines have been shifted to provide 5' minimum distances.**

8B. The rec building requires it's own water meter. Show the water meter location. Water fixture unit tables are required for all buildings on Civil Plans.

**Response: Water meter was hidden by a call out, it has been shifted.**

8C. Vehicle maintenance access is required to within 5' of all manholes. A license agreement is required for all encroachments into utility easements. No vertical structures are permitted in the utility easements.

**Response: The sewer main and manhole was removed from this landscape area and routed to the existing stub on 5<sup>th</sup> Ave**

8D. Install an 8x6 tee for the hydrant. Water meter connection to be tapped from the main, not from a cross. A 10'.

**Response: Water meter connection moved to the entry road to allow for the hydrant to have an 8'x6' tee with thrust block.**

8E. A sanitary manhole is required at the end of the public main.

**Response: Sanitary manhole included at requested location. Will connect to a double cleanout per building plumbing plans.**

8F. A 5' minimum clearance is required for the 3" by-pass (line and valves) domestic service and the private fire line.

Sheet 22

**Response: By pass lines drawn in, flipped the fire suppression line to maintain a 5' clearance.**

8G. This light in the utility easement needs to be covered under a license agreement.

**Response: The sewer line and the utility easement has been moved from this location**

### **9. Fire / Life Safety (Will Polk / wpolk@auroragov.org / 303-739-7371 / Comments in blue)**

Plat Comments

9A. Please revise the Fire Lane Easement turning radii. 23' wide fire lanes require an inside turning radius of 29' and outside of 52'. Typical on all fire lane curbs.

**Response: Fire Lane Radii updated to match site plan.**

Site Plan Comments

Sheet 1

9B. Identify which buildings are sprinklered within the data block. It seems as if the calculation shown here is incorrect. The residential structures should be sprinklered. Please verify this information.

**Response: This information has been added to the data block.**

Sheet 5

9C. There is a FDC located on the this building. Will the Clubhouse be sprinklered? If so, the data block needs to be revise showing this structure being sprinklered.

**Response: The Clubhouse will not be sprinkled- FDC removed from the building.**

9D. See FDC relocation comment.

**Response: DC relocated per Fire/Life Safety markup on plan set.**

9E. Revise the labels for the fire service water lines supporting the interior automatic fire sprinkler systems.

**Response: Labels updated for the fire service water line to 6" Fire Line DIP.**

9F. Example for fire service line label: 6" Fire Line DIP (Private).

**Response: Labels updated for the fire service water line to 6" Fire Line DIP. Both type A and type B, all 6 residential buildings, require a 6" fire suppression line.**

Sheet 17

9G. A knox box is required at the exterior fire riser room doors.

**Response: Knox boxes are now reflected on the building elevations and keynoted accordingly.**

21

9H. Provide and identify a knox box at the front main entrance of the clubhouse and the exterior riser room if the clubhouse is to be sprinklered.

**Response: A knox box is now shown at the front of Clubhouse on the building elevation and keynoted accordingly. Clubhouse is non-sprinklered.**

#### **10. Parks, Recreation and Open Space (Curtis Bish / [cbish@auroragov.org](mailto:cbish@auroragov.org) / 303-739-7131 / Comments in purple)**

Sheet 2

10A. Replace the strikeout on the redlines with the following: satisfied.

**Response: Text has been added per notes.**

10B. Add the wording per the redlines.

**Response: Text has been added per notes.**

#### **11. Real Property (Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294 / Comments in magenta)**

Site Plan and Plat Comments

11A. Subdivision Plat: Applicant to update Title Block, Signature Block and ROW recording info, and needs to show 10' utility easement around perimeter.

**Response: Title Block updated, both sheets. Signature blocks updated to include Mortgage Holder. 10' Utility Easement added.**

11B. Site Plan: Applicant needs to show 10' utility easement around perimeter.

**Response: 10' Utility easement call outs included.**