



Friday - October 09, 2020

Christopher Johnson, Planner II  
**CITY OF AURORA**  
15151 E. Alameda Avenue  
Aurora, Colorado 80012

RE: **Meadow Point Condos – Site Plan Amendment**  
Case No.: 1983-4024-04

**Response to Initial Submission Review**

In response to the initial submission review comments:

**1. Planning & Development Services** (Christopher Johnson / 303-739-7112 / [chjohnso@auroragov.org](mailto:chjohnso@auroragov.org))

As a first note on process, the proposal as shown is inconsistent with what was presented to staff at the Pre-Application and **is not eligible for administrative approval**. Per Section 146-5.3.15.A.3, no Minor Amendment can result in the increase in the number of approved residential units for the development. By adding in 4 additional units you will remove your eligibility for administrative approval and the project will become a Major Site Plan Amendment, which requires approval before the Planning & Zoning Commission, including a public hearing and additional fees. Other fees such as Park Development and Land Dedication fees will be incurred. It is recommended that you revise your plans to be consistent with the original approved unit count for the building and the development. If you do wish to proceed with the increased unit count, please confirm this with your case manager so that a new invoice for the public hearing fee can be generated and other changes to the internal scheduling system can be made. Additionally, please expressly call out the number of units in your data block with your next submittal so that this information is readily apparent.

RESPONSE: We plan on moving ahead with the increase in the number of units and understand the change in the approval process and the additional fees that will be associated with this. The Project Data on the cover sheet reflects this change.

**1A. Sheet 1**

- This project was originally intended to be processed as an amendment to an existing approved site plan. Therefore, there should not be a new name or title added, new signature blocks, or other items to indicate this building as a unique development from the governing site plan. The cover sheet should contain the necessary site plan notes, sheet index, data block elements, etc. but it should be treated as though this plan set is an addendum to the existing plan and will be inserted with the approved cover sheet.

RESPONSE: The title has been changed to the original title but noted as a Site Plan Amendment. The signature block has been removed but the approval blocks have remained for the planning and zoning commission.

- The data block would be more effective if it had multiple columns showing how this new building is consistent with the originally approved data, and how it deviates in any way.

RESPONSE: A second column has been added to show the original data to compare with the proposed data.



1B. Sheet 2

- The original approved plan called for a second sidewalk alongside the new building to mirror the one to the north. This element must be included.

RESPONSE: This was discussed and agreed that this second sidewalk was no longer necessary.

- The addition of covered parking is supported as a site improvement. However, this placement is likely to pose potential damage to existing trees. Per the Pre-app notes, please include a separate sheet for tree mitigation, which identifies a tree protection plan and any trees which must be removed. Any trees lost to construction activities must be mitigated through plantings back on site, payment to the tree mitigation fund, or a combination of both.

RESPONSE: A tree mitigation plan has been added to the plan set.

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

As stated in the pre-application notes, a preliminary drainage report is required for this development. Please contact 303-739-7335 to create a civil DR folder for the drainage report. Please do not resubmit the site plan until the drainage report has been submitted and reviewed. The correct legal description for this development is Tract D, Lakeview Terrace Filing No 1 according to the property info map. Please use this legal description on the site plan as well as the drainage report. The site plan amendment will not be approved until the drainage report is approved.

RESPONSE: A preliminary Drainage Report is included with this submittal.  
We are submitting a subdivision plat as requested in the pre-application notes as this property is being parceled out of the overall Meadow Point property.

2A. Sheet 2

- Drainage easements are required for existing detention facilities.

RESPONSE: Noted. There is one primary pond in the parking area to the north of this proposed site plan amendment area. A legal description and exhibit will be generated to dedicate this easement by separate document.

- Curb ramps at the accesses are required to be updated to current standards.

RESPONSE: Noted.

- Dimension existing and proposed sidewalks.

RESPONSE: Noted.

- Label the proposed pan.

RESPONSE: Labeled on section.

- Structural calculations are required for the cast in place wall with the first civil plan submittal.

RESPONSE: Noted.

2B. Sheet 3

- Will there be a curb cut to convey these flows?

RESPONSE: Yes.

- Provide top and bottom of wall elevations or indicate a max wall height.



RESPONSE: A maximum height of wall has been added to the section view.

- The indicated label does not appear on the plans. Indicate the material type.

RESPONSE: Label added and material type added.

#### 2C. Sheet 4

- Remove the indicated planting from the proposed grass swale. It would be helpful to show the swale on this sheet.

RESPONSE: A short portion of concrete pan has been added to carry the flow past the planting bed. The swale has been added to this sheet.

### 3. Traffic Engineering (Briana Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in red)

#### 3A. Sheet 1

- What percentage of parking spaces are smaller than standard? Include them in the table.

RESPONSE: The proposed parking spaces are essentially 9' X 17'.

#### 3B. Sheet 2

- What is the justification for these stalls not being 19'? Standard parking stalls are 9x19'

RESPONSE: This is an amendment to an existing site plan. All the parking area on this plan has been installed based on that site plan. The original plan called for parking spaces to be 9" X 16'. We are proposing to narrow the existing fire lane from 26 feet down to 23 feet so that we can lengthen the parking space to be 17' without encroaching into the easement.

- Add dimensions to the parking spots.

RESPONSE: Dimensions have been added.

### 4. Fire / Life Safety (John J Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

#### 4A. Sheet 1

- If no Gating System is proposed please delete this note. I do not see a Gating System within the plans.

RESPONSE: Note added in error. Deleted.

- Please delete this note.
- Please delete duplicate Note.

RESPONSE: Notes deleted.

Please add the following Notes: 1) THIS SHALL CONSTITUTE A CONTRACT THAT SHALL ....

RESPONSE: These notes have been added.

#### 4B. Sheet 2

- Please relabel "Accessible Route".

RESPONSE: Done

- Please add the Knox Box and FDC with Knox Caps/Plugs to ALL Legends.



RESPONSE: Added.

- Please show and label the Knox Box, typically on the right side of the Riser Room door and the FDC with Knox Caps/Plugs. Please use the symbols. See Sheet 3.

Response: The Knox Box is located at the primary entrance to the building. The Riser Room is interior to the building. The FDC has been added to the plan.

- Please label "Van".

RESPONSE: Added.

- Please match the existing Plat. Plat shows a 26' Fire Lane & Utility Easement. NOTE: If building eave height is greater than 30' the 26' Fire Lane width is Required.

As noted under the response to traffic comments, we are vacating the existing 26-foot Fire Lane and Utility Easement and dedicating it as a 23-foot easement. This is to allow for 17-foot long parking spaces without encroaching into the easement. Building eaves are only 27 feet at the highest.

- Please label and show the existing fire hydrant on Site Plan as well.

RESPONSE: Labeled.

#### 4C. Sheet 3

- **Please Include the Complete Sign Package within this Site Plan:** Details should include, but are not limited to, the following:
  - Fire lane signs include post.
  - Handicap accessible parking signs include post.
  - Handicap accessible curb ramp detail.
  - Plan view of detectable warning and well.
  - Handicap accessible parking layout. Provide a symbol and label for the location of the handicap accessible sign with this layout. Ensure the sign is back far enough not to be within the curb "roll-over" area.
  - Striping details for crosswalks.

RESPONSE: All items added. There are no designated crosswalks.

- Please label and show the symbol for the FDC with Knox Caps/Plugs.

RESPONSE: Added.

- The 2015 IBC Requires this R-2 Occupancy to be sprinklered. Please show and label the fire service line as follows: 4" DIP Fire Line (Private).

RESPONSE: A fire line has been added.

- Please label and show the sprinkler riser room.

RESPONSE: Added.

#### 4D. Sheet 4

- Please show All Existing Fire Hydrants and FDC with Knox Caps/Plugs on Landscaping Sheet.

REPONSE: Added.

#### 4E. Sheets 7, 8, 11, & 12

- Please show and label using the symbols for the Knox Box; FDC with Knox Plugs/Caps and Riser Room Door on all appropriate Elevation Sheets.



RESPONSE: Added.

4F. Sheet 9

- Please add the Accessible Route to the Photometric Plan.

RESPONSE: Added.

- Please revise the Photometric Plan to reflect the required 1Ft/Candle minimum required lighting along the entire accessible route.

RESPONSE: The plan has been revised.

**5. Aurora Water** (Ryan Tigera / 303-326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

5A. Sheet 3

- Show sanitary service connection.

RESPONSE: Added.

- Aurora Water GIS does not show the indicated meter. Furthermore, there is not an existing account at this address. Please clarify the plan for this meter.

RESPONSE: A photograph of the interior of the existing meter pit has been provided. This pit was set and the 2" service line is extended to the pit. We plan on using this pit for the service.

- Is 8-inch PVC for storm drainage? Please label.

RESPONSE: Yes, it is and we have labeled it.

- All utility connections and conflicts to be potholed with elevations shown on the civil plans prior to civil plan approval.

RESPONSE: Noted.

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

6A. Check all references to the Subdivision name, this is not correct.

RESPONSE: A new subdivision plat is part of this submittal.

6B. Check all spelling errors.

RESPONSE: Noted.

6C. This is an existing 26' Fire Lane & Utility easement (Recpt. No. 2334187) - Did this easement get released? If so, send in the Recpt. No. of the "QCD."

6D. A portion of the indicated easement may have been released/vacated. Send in the released document for review.

RESPONSE: A portion of this easement will be release and rededicated as a 23' Fire Lane & Utility Easement.

6E. Add: "**to be dedicated by separate document**" to any proposed easements. Begin the dedication process with Andy Niquette. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

RESPONSE: Noted.



**7. Parks, Recreation & Open Space** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

Since the pre-application meeting, it looks like you are now proposing an increase of 4 units above what was previously approved with the existing site plan. Please note that any increase in residential density does trigger the requirement for park land dedication and fees. See details below:

**Population Impact**

The proposed 4 units generate a population impact of 10 new residents.

**Land Dedication**

To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project's limits or a cash payment in-lieu of land dedication shall be paid. The required dedication acreage is computed by applying the following standards to the projected population:

- 3.0 acres for neighborhood park purposes per 1,000 persons
- 1.1 acres for community park purposes per 1,000 persons.

The resulting acreage is 0.03 acres of neighborhood park and 0.01 acres of community park required.

Since this is a small increase, you will be required to meet land dedication via a cash-in-lieu payment prior to subdivision plat or finalization of your site plan. Being an infill development, this project is able to take advantage of a less-than-market-rate value. The current per-acre value of \$50,900 multiplied by the dedication acreage which results in the following cash-in-lieu payment: **\$2,036.00**

RESPONSE: Noted.

**Park Development Fees**

In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. The current per-unit fee **for 2020 is \$1,814.57/unit** and shall be paid at time of building permit issuance.

RESPONSE: Noted.

Sincerely,

**ENGINEERING SERVICE COMPANY**

A handwritten signature in blue ink, appearing to read "David R. Addor", is written over a light blue horizontal line.

**David R. Addor, P.E.**

Project Manager

Phone: 303.337.1393, Fax: 303.337.7481

Email: [daddor@engineeringserviceco.com](mailto:daddor@engineeringserviceco.com)

Attachments:

Cc:



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