



**Structural, Civil, & Environmental Engineering**

July 7, 2022

Client:

Omar [Tinoco-jromar02@gmail.com](mailto:Tinoco-jromar02@gmail.com)

Superior Enterprises LLC

1117 Pinehurst Ct

Bennett, CO. 80102

Applicant # DA-2259-00

Case # 2022-4010-00

Sandella Design, LLC Reference #22-D25

*Subject: Initial Submission Review Comment Response Letter for New Digs on 13<sup>th</sup> Place Condominiums project located 15591 E. 13<sup>th</sup> Place, Aurora, Colorado. Below are the comments addressed, followed by response respectively:*

Planning Department Review Comments

1. Community Questions, Comments and Concerns

1A. The following comments have been received: *Received Mail yesterday concerning new project behind our house at 1401 Laredo. I went to the site listed, put the project number in and really got no information on this project. I am worried about the reduced setbacks. I am not sure if the buyer is aware my property line is approx. 10 feet behind my chain link fence. I am not understanding how you will fit a 9-unit mult family and parking in .5 of an acre. Can you send any other info or a better link. Are there plans or rendering of project? Thank You Michelle Scroggins (Received Friday, February 25, 2022 8:28 AM mscrogg564@aol.com) (Response from applicant sent 3.1.22)*

**Response:** An email response was sent out to this neighbor addressing her questions on March 2, 2022.

2. Completeness and Clarity of the Application

2A. These items must be addressed with the next submittal and the city reserves the right to reject your submission if they have not been addressed. The invoice for \$16,219.75 was sent on February 15, 2022. Fees are due prior to the second submission.

**Response:**

2B. Please label all sheets as: New Digs on 13th Place Site Plan with Adjustments

**Response:** All sheets have been updated to read New Digs on 13<sup>th</sup> Site Plan with Adjustments.

2C. Please use pagination such as X of Y (i.e. 1 of 7).

**Response:** Pages have been updated with new pagination and title block.

2D. Remove “multi-family” after R-3 and add the number of units in the Data Block.

**Response:** Data block has been updated to show the number of units and “multi-family” has been removed

2E. Move vicinity map under the title. Vicinity map should only be on cover sheet. Add North arrow to map.

**Response:** Vicinity Map relocated to center of cover sheet and north arrow added.

2F. Remove all shading and boxes around sections on cover sheet and any other sheets.

**Response:** All shading and boxes have been removed from sections on all sheets.





## **Structural, Civil, & Environmental Engineering**

2G. Add Sidewalk and Patio calculations to Hard Surface area calculation.

**Response:** Sidewalk and Patio calculations have been added to the Hard Surface area Calculations

2H. List adjustment requests on cover sheet in separate box.

**Response:** Adjustment requests have been listed on the cover sheet under “Adjustment” heading.

2I. Within a separate letter with the next submission please list the code section, code section language, what the adjustment request(s) include and what enhancements will be provided in-lieu of aligning with code requirements

**Response:** An additional letter attached outlining the Adjustment request is attached with this submittal.

2J. Plan set order is problematic. Site Plan should follow cover sheet. Expand the visual of the site plan. Remove renderings from site plan set. Resubmit renderings as a separate document with next submission.

**Response:** Plan set order has been revised and renderings will be submitted as a separate document.

2K. Elevations should follow grading and landscaping sheets.

**Response:** Plan set order has been revised with elevations after grading and landscaping sheets.

2L. Standards notes should be moved to the cover sheet. Standard Notes should appear on Cover Sheet only.

**Response:** Standard notes have been moved to the cover sheet only.

2M. Provide elevations of proposed mailboxes, trash enclosure, fencing and bike rack details and other items as indicated in redlined comments.

**Response:** Elevation are provided on sheet 9 and 10 of the set. Spec sheets have been provided for the bike rack and mailboxes on sheet 2.

2N. If keeping existing perimeter fencing, please label as “existing” on site plan.

**Response:** Existing fence has been labeled on site plan

2O. Remove front lot depth language on all sheets.

**Response:** Front lot depth has been removed.

2P. Remove shadowing on all elevations.

**Response:** Shadowing removed from all elevations

2Q. Per code, there must be 20% useable outdoor space. Please show on site plan and add to your site data. Failure to provide the required open space will result in the need for an adjustment. Staff would not support an adjustment request for a significant decrease in the required open space.

**Response:** Common area calculations of 5,026 SF are show on sheet 6 and are the calculations used to meet the useable outdoor space requirements. Common/Useable outdoor area calculations are shown on sheet 1.

### 3. Streets and Pedestrian Issues

3A. On-site street and parking areas shall be lit with full cutoff shielded luminaire type lighting fixtures no more than 25 feet tall, and fixtures shall be downcast types with full cutoff shielding. See section 4.9.4 in the UDO.

**Response:** Note has been added to street and parking area light fixtures to identify “full cut off shielded lighting” as required.

3B. Provide cutsheets of lighting fixtures with the next submission.





## **Structural, Civil, & Environmental Engineering**

### 4. Parking Issues

4A. Show bike parking on site plan.

**Response:** Bike parking is shown on the site plan as requested next to the mailboxes.

4B. For structures that do not meet the definition of an Affordable Housing Structure, at least 40 percent of resident parking shall be in garages or carports and at least 50 percent of those garages and carports shall be attached to a primary residential structure, directly or through a roofed structure with partial sidewalls or without sidewalls, rather than freestanding garages or carports. As noted earlier, please provide justification language for adjustment request.

**Response:** The carport has been attached to the primary structure with a steel beam shade structure to meet this requirement.

4C. The parking spaces do not meet code. Automobile spaces need to be 19' by 9'. Please label all spaces.

**Response:** The parking spaces have been adjusted to meet the 19' by 9' requirement.

4D. Provide a turning template for trash enclosure access.

**Response:** Turning template for trash enclosure access is provided on sheet 3.

### 5. Architectural and Urban Design Issues

5A. 4.8.5.B of the UDO states multifamily developments shall have a defined base, middle and cap to the building on each façade facing a street or a residential zone district. The “base” is generally the portion of the building that meets the ground. It is at least 24 inches tall, but taller buildings could be as tall as the first two stories. It shall include pedestrian-oriented elements, high transparency, and be made of high-quality and durable materials. The “middle” is the least dominant façade element. It is generally located between the “base” (anywhere above 24 inches above the ground) and the “cap” or roofline. The “cap” is the building roofline. This is generally a predominant roofline or architectural element indicating the end of a building. Based on the elevations provided, the current architecture façade does not have a strong articulation of base, middle, and cap.

**Response:** Adjustment requested for building design to not include a defined base, middle and cap. The façade elements of the building have been revised however creating a defined base, middle and cap will change the intended exterior design. The intended modern exterior design is to have the proposed vertical steel siding as the focal of the design as it brings a modernized exterior appearance and high durability for wind and snow.

5B. It is recommended that you redesign the elevation to comply with multi-family design standards. A way to articulate a façade is to provide ground-floor entries for units on the first floor. Further tools to provide architectural interest include setbacks, material or patterning changes, horizontal offsets, changes in roof height or form, and changes in fenestration patterns among others.

**Response:** The façade elements of the building have been revised to provide setbacks and material changes to add interest to the exterior of the building as shown on elevation sheets 7 & 8.

5C. Provide correct dimensions on elevations. Provide total building height. Refer to Table 4.8-1 in the UDO for Building Design Standards.

**Response:** Revised base elevation to 0'-0" to show corrected building height.

5D. Provide a materials board with the next submission.

**Response:**

5E. Building shall incorporate primary entries to either primary and/or secondary building faces. Each entry shall be accentuated by using one of the methods shown in Table 4.8-9. of the UDO.

**Response:** The primary entry of this building does not provide ground access for individual units and the methods shown on Table 4.8-9 are entry options for residential buildings with individual unit access from the ground floor.





## **Structural, Civil, & Environmental Engineering**

5F. Each building face shall require a different degree of architectural treatment, commensurate with its degree of visibility from a public or private park, open space, or trail, or a public or private street right-of-way. Building faces shall be classified according to the hierarchy shown in Table 4.8-7.

**Response:** The primary façade has the 3 massing requirements (south wall off-set back 9'-0" and east and west walls extended out to create privacy around balconies, upper roof change providing large roof overhang). The primary façade has the 2 material types requirements (stone & lap siding). The primary façade has the 3 human scale requirements (building mounted light fixture, balconies and pronounced roof form). The secondary façade has the 2 massing requirements (roof change form and wall notch or setbacks). The secondary façade has the 2 material type requirements (steel vertical siding, stone, and an additional lap siding). The secondary façade has the 2 human scale requirements (building mounted light fixture, and balconies). The Minor façade has the 1 massing requirement (upper roof change providing with a smaller roof overhang). The Minor façade has the 1 material type requirements (steel vertical siding, and additional lap siding). The Minor façade has the 1 human scale requirement (building mounted light fixture)

5G. Provide staircase elevations and materials on separate sheet.

**Response:** Stair elevation shown on sheet 8

5H. Provide west, north and south facing elevation for trash enclosure.

**Response:** Trash enclosure elevations provided on sheet 9.

5I. Ground mounted or roof mounted utility equipment?

**Response:** Ground mounted utility equipment

5J. Remove all rendering sheets and provide elevations with the next submission.

**Response:** Noted. Renderings have been removed from set.

5K. Remove landscaping on elevation sheets and illustrations.

**Response:** Landscaping has been removed from elevation sheets.

5L. Provide a separate detail of proposed covered parking.

**Response:** Carport elevations provided on sheet 10.

5M. Label all building entrances and note pedestrian access to the building.

**Response:** Building entrances labeled on all plans along with ADA pedestrian access.

5N. Remove lot depth on all sheets.

**Response:** Lot depth has been removed on all sheets

5O. Provide details of proposed parking area and building lighting.

**Response:** Parking and building lighting locations shown on plans.

5P. Provide carport elevations on separate sheet.

**Response:** Carport elevations provided on sheet 10.

### 6. Signage Issues

6A. Remove all text from monument signage.

**Response:** Text on monument signage has been removed.

### 7. Landscaping Issues

7A. Please be advised that if adjustments are required, they must be included in the letter of introduction. Please see comments provided on the landscape plan as the letter of introduction may need to be updated as well as the cover sheet if certain landscape requirements cannot be met. The adjustments for landscaping should appear here on the Cover Sheet as well as listed on the Landscape Plan. Please make sure to include the Section number and title.





## **Structural, Civil, & Environmental Engineering**

Response: Noted and adjustments are provided on an update letter of introduction and on the cover sheet as requested.

7B. The requirement is 15' and down to 10' is permitted if a fence is provided. If the fence can not be provided, then an adjustment and a hardship will need to be expressed.

Response: 6' horizontal cedar fence has been provided along the property line adjacent to the southeast R-R zoning.

7C. An adjustment is not required when the applicant is meeting code requirements.

Response: The required 15' landscaping buffer along the adjacent lot 001 & 002 Trevor Subdivision zoning R-4 and the adjacent lot 001 B and K Subdivision zoning R-3 require can not be met and an adjustment is requested for a reduced landscape buffer of 10'-0" using the tall landscaping reduction option 2.

7D. Are you permitted to grade outside of your property?

Response: Grading is not outside of property lines

7E. A 20' buffer is only required if the street classification is an arterial or collector. Because the sidewalk is attached, there needs to be enough buffer provided to allow for the mature growth of the required street trees.

Response: Noted and a 22'-2" buffer from the center of tree to edge of 5'-0" sidewalk has been provide to accommodate the Purple Pony Plum tree that will reach mature size of 15-25 ft. tall and 15-25 ft. wide.

7F. Provide the street name.

Response: Street name has been added to all sheets.

7G. Please have consistent sheet numbering.

Response: Sheet numbering has been updated

7H. These are shown in the legend (sheet 9) but are not on the actual landscape plan. Please include.

Response: Landscape line legend has been updated to show what is used on the landscape plan only.

7I. A buffer reduction to 10' along a portion of this eastern side requires the installation of a fence where it abuts the single-family residence.

Response: 6' horizontal cedar fence has been provided along the property line adjacent to the southeast R-R zoning.

7J. Show the property line as a traditional line type. A long dash and two short dashes.

Response: Property line weight has been increased to show better

7K. Dimension and label all existing easements to remain and proposed easements.

Response: All existing easements are shown on the landscape plan that are within the property lines.

7L. The detention pond is not permitted to encroach into the buffer. Landscaping required for the pond may, but no infrastructure such as walls, rip rap, outlet structures etc. An adjustment would be necessary.

Response: The proposed detention pond is not required as the site has been included in the Sable Detention Pond WQ capacity on the adjacent property and we have met the requirements of the site not exceeding more that 35% imperviousness.

7M. Please coordinate with our Public Works Department, but generally this type of planting is not permitted within the pond itself. Plantings are typically associated with the perimeter of the pond outside of the 100-Yr water surface elevation.

Response: Detention Pond has been removed so this no longer applies.

7N. Add a detention pond landscape table to document the required and provided landscaping.

Response: Detention Pond has been removed so this no longer applies.



# SANDELLA DESIGN

## Structural, Civil, & Environmental Engineering

7O. If a 15' wide buffer is being proposed as a reduction from the 25' required, then either a fence or masonry wall is required. A fence allows a buffer reduction to 18' and a wall to 12'. Staff will support a fence.

**Response: The required 25'-0" rear landscape buffer has been met.**

7P. This needs to comply with the pre-application notes. See table that is provided as an example on this plan sheet.

**Response: Update table to match the example provided.**

7Q. Building perimeter landscaping is supposed to occur around the building perimeter.

**Response: Building perimeter landscaping cannot be met and an adjustment for required building perimeter landscaping of 440 LF/ 110 plants is requested due to the narrow lot and code requirements for pedestrian sidewalk, drive aisle access, and parking. The building perimeter is surrounded by hardscape and does not allow for required landscaping around perimeter of building. Requesting the proposed landscaping along landscape buffers a-c count towards this requirement. Reference city of aurora udo 4.7.5 article j.3.b types and locations for code requirements.**

7R. Please break down the plant schedule by deciduous trees, Evergreen trees, deciduous shrubs, evergreen shrubs, ornamental grasses and a category of perennials.

**Response: The landscape table has been updated to show each type of planting by type and quantity.**

7S. See additional redlined comments on Sheet 9.

**Response: Noted**

### 8. Addressing

8A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: • Parcels • Street lines • Building footprints (If available) Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**Response:**

### 9. Civil Engineering

9A. Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

**Response: Note added**

9B. Recommend simplifying this sheet by removing underground utilities (i.e. water/sewer pipes). Those can all be shown on the utility plan.

**Response: underground utilities have been removed from site plan and are shown on the utility plan**

9C. Show/label all existing and proposed easements.

9D. Per the pre-app notes - the access on 13th shall have curb returns with curb ramps. Please show the curb returns and ramps and label the radii. Minimum 15' for local streets.

**Response: Curb returns and ramps have been shown and labeled with a min. of 15' radius on sheet 2**

9E. Dimension the existing walk. If it is less than 5', it shall be expanded to the minimum 5' width.





## **Structural, Civil, & Environmental Engineering**

Response: Existing sidewalk is dimensioned and is less than 5'-0". A new 5'-0" side walk has been shown and labeled.

9F. Minimum 2% slope in unpaved areas, typical.

Response: Noted

9G. Remove these hatches from this sheet. It is challenging to see the grading behind the hatches.

Response: Hatches have been removed from sheet

9H. Clarify where the property lines are.

Response: Property line weight has been increased so they show up more clearly.

9I. Label both the existing and proposed contours.

Response: both contours have been identified in the line type legend and grading elevations have been shown.

9J. Show the proposed grading tying into existing contours.

Response: Proposed and existing contours are shown.

9K. Advisory: ADA paths have a maximum 2% cross slope. Max 2% slope in ADA parking spaces. Please identify which is the parking space on this sheet.

Response: Maximum 2% cross slope on ADA paths and in parking spaces is met.

9L. If these are existing contours, please match the legend linetype.

Response: Legend line type is matched.

9M. Minimum 2% slope in detention pond bottom.

Response: Detention Pond is not required so this does not apply now.

9N. Is this a swale around the edge of the site? If so, please label. Also label the longitudinal slope in the bottom of the swale. Minimum 2% slope.

Response: Swale has been labeled and longitudinal slope has been shown.

9O. Provide a section detail of the proposed retaining wall. Show the required railing on the detail (if the wall is over 30").

Detention Pond is not required so this doesn't apply now.

9P. For the pond:

- Show/label the 100-year WSEL.

- Show maintenance access meeting the requirements from Section 3.62.3 in the drainage manual.

Maintenance access is required to the top of the outlet structure (from outside of the pond) as well as to the bottom of the pond.

- A drainage easement is required for the pond. An access easement shall connect the drainage easement to the public ROW. Label the required easements.

- Show how the detention pond outlets. I can't identify an outlet pipe connecting to the existing storm in 13th Place on this plan.

Response: Detention Pond is not required so this doesn't apply now.

9Q. Label the maximum height or height range for proposed detention walls. Walls over 30" require railing. Walls over 4' are not permitted in detention ponds.

Response: Detention Pond is not required so this doesn't apply now.

9R. The grading sheet shows a swale that seems to go around the outer edges of the site. Ensure landscaping will not interfere with the function of the swale.

Response: Noted

9S. Show the drainage and access easements on this sheet. Ensure landscaping will not interfere with either easement. Trees are not permitted in drainage easements.

Response: Detention Pond is not required so there is no access easement required

9T. See all stamped comments.

Response: Noted





## **Structural, Civil, & Environmental Engineering**

### 10. Traffic Engineering

10A. Show adjacent driveway.

**Response: Adjacent driveway has been added to plan.**

10B. How is a car supposed to get in/get out of these two spaces with the trash enclosure at this location?

**Response: Parking and trash enclosure has been modified to accommodate.**

### 11. Fire / Life Safety

11A. Show carport parking spaces. Show van accessible parking spaces. (Townhouse, Condo, or Apartment)

**Response: Carport parking spaces has been added to the site data.**

11B. Show if fire sprinklered or not. Show IBC construction type and Occupancy.

Add these notes:

THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

**Response: Fire sprinkler note and IBC construction type and occupancy has been added to the site data. The requested note has been added to the site plan notes.**

11C. Add this note:

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





## **Structural, Civil, & Environmental Engineering**

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.

**Response: The requested note has been added to the site plan notes.**

11D. Please clarify which code set will be used. (2015 I-codes can be used.) On January 8, 2022 the 2021 versions of the International Codes became effective in the city of Aurora. Applicants who wish to build their projects to the requirements found in the 2021 codes are allowed to do so.

**Response: Code information is shown on the cover sheet**

11E. Show the location of the FDC, Knox Boxes and Riser room door:

- Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps."
- Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."

- Identify the Fire Riser Room Door location. (Typical on Elevation Plans.) Show these elements in the legend.

**Response: The FDC, Knox boxes and riser room has been added to the plan and the requested information is shown on sheets 2, 7, & 8.**

11F. Example label: 4" Fire Line DIP (Private). Typical Show and label the fire lane easement with a dashed delineation.

**Response: Fire line label has been updated and fire lane easement is shown with dashed delineation.**

11G. Show and label the fire lane easement with a dashed delineation.

**Response: Fire lane easement is shown with dashed delineation.**

11H. Provide Photometric plan showing exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting.

**Response:**

11I. Provide and show the wheel stop for the accessible parking space.

**Response: Wheel stop for accessible parking has been added.**

11J. Identify exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; route shall be continuous to public way and all site amenities (Mail, Trash & similar). Heavy dashed line shall be shown on Site, Utility, Grading, Photometric and Landscaping Plans.

**Response: Exterior accessible route is identified with a heavy dashed line and shown in the line type legend.**

11K. Show trash enclosure gates and any bollards. Provide elevations as well.

**Response: Trash enclosure elevations have been provided on sheet 9. Bollards are represented in the elevations on sheet 7.**

11L. Maximum cross slope in accessible route is 2%. Provide spot elevations to verify the maximum 2% grade in accessible parking space & isle.

**Response: ADA route cross slope is 1.9% and spot elevations are shown in the ADA parking space along with annotative spot slope of 2% on sheet 3.**

### 12. Aurora Water

12A. Show piping and proposed point of connection for outfall piping. Maintenance access (12 FT wide) will need to be provided in order to access the top and bottom of this structure.





## **Structural, Civil, & Environmental Engineering**

**Response:** Detention Pond is not required a rip rap swale with a flow spreader is shown.  
12B. Show water connections to existing main in 13th. Label point of connection for sanitary.

**Response:** Curb stop and meter pits are shown with water line tie-in to main in street.  
12C. Show proposed water meter location and dedicate easement if meter is located outside of ROW.

**Response:** Curb stop and meter pits are shown with water line tie-in to main in street.  
12D. Be aware PVC does not come in 4" and special material selection will be required if soils are corrosive.

**Response:** Noted.

### 13. Forestry

13A. No comments.

**Response:**

### 14. PROS

14A. Cash-in-Lieu Payment:

Given the small overall acreage of park land impact generated by the population increase and the fact that the subject development is not conducive to on-site dedication due to minimum park size criteria, the land dedication shall be satisfied by a cash-in-lieu payment prior to subdivision plat/replat.

The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land. Being an infill development, this project is able to take advantage of a less-than-market-rate value which the city offers to reduce the cost of PROS' requirements for infill. The current per-acre value of \$60,200 multiplied by the dedication acreage results in the following potential cash-in-lieu payments: 9 Units \$8,144.00

**Response:** Please note the number of units has been decreased from 9 to 6.

14B. 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. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. The current per-unit fee of \$1,847.38 would apply if permits for construction of the residential units are pulled in 2022, and the total paid would be as follows: 9 Units \$16,626.42

**Response:** Please note the number of units has been decreased from 9 to 6.

### 15. Real Property

15A. Add the following note:

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

**Response:** Note has been added to the cover sheet under site plan notes.

15B. Label Lot, Block, & Subdivision Name with recording information.

**Response:** Information has been updated to show Lot, Block, & Subdivision Name

15C. Label adjacent lots, block and subdivision name with recording information.

**Response:** Adjacent lots have been labeled as requested.

15D. Show existing easement.

**Response:** Existing easement is shown on sheet 1





**Structural, Civil, & Environmental Engineering**

16. Xcel Energy

16A. See attached letter and provide a response with your next submittal.

Responses: Xcel Energy was contacted and locate request ticket ID: B214300477 was completed. The gas and electric lines are shown on the utility plan in accordance with the locate information received.

End of Responses

Production Specialist

*Deidra Fraser*

Deidra Fraser

Designer, Principal

*Daniel J Spiesman*

Daniel J Spiesman

