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Re: Residences at Willow Park – Site Plan Amendment
App. No.: DA-2360-00 Case No.: 1988-6056-03
14001 E. Colorado Ave. Aurora, CO 80012

Mr. Bravenec,

The following is a response to site plan amendment revisions first review comments. Our responses have been written in bold lettering for clarity.

PLANNING DEPARTMENT COMMENTS:

1. Planning:

1A. No Comments

2. Landscaping Issues:

2A. Please include revision clouds and a delta 1 around all the plant counts being affected.

Livable Cities Studio Response: Deltas have been added.

2B. I am conferring with Aurora Forestry to confirm the upsized trees originally provided as in the southern buffer are reflected in the tree mitigation table. I am asking to be included in the 2nd submittal to ensure this is resolved.

Livable Cities Studio Response: Noted.

3. Fire & Life Safety:

2A. It appears these parking spaces may be changing to accessible parking spaces. Please clarify if this is an access aisle only, or if accessible parking spaces are to be added and reflect on this page & page 20. If these are changing to accessible spaces also show and label the required signs.

Studio 646 Architecture Response: The hatched area is an access aisle with accessible parking spaces on either side of the aisle. This has been updated in the parking counts. Note for signage has been added.

2B. Please show the new curb ramp at this location reflected on page 20, on this page. Curb ramp types shall be called out on the drawings by the specific City Standard Details S9.1, et seq.

Studio 646 Architecture Response: Background has been updated and coordinated with what is showing on Sheet 20.

2C. Please identify and show all crosswalks within the accessible route connectivity.

Studio 646 Architecture Response: This has been updated on all affected sheets.

2D. It appears some of these units may be changing to accessible unit types. Please label the accessible units with unit types on this page and within the site data chart on page one.

Studio 646 Architecture Response: Units have been labeled appropriately.

REFERRAL COMMENTS FOR OTHER DEPTS & AGENCIES:

4. Civil Engineering:

1A. Please cloud and match the green shaded areas with sheet 20

Studio 646 Architecture Response: Additional information and details on the retaining wall have been provided on Sheet 04 & Sheet 11.

1B. Spot elevations are only required with Civil Plans, please remove from this Site Plan.

TJC Response: Spot elevations have been removed.

1C. This area is concrete on sheet 2, please specify it here and match sheet 2.

TJC Response: This area has been added.

1D. Please add a slope with slope arrow in these turning areas, max 2% in any direction including diagonal.

TJC Response: This has been added.

1E. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is 4% with a resultant maximum slope of 10%. This resultant is over 10%, please revise.

TJC Response: Revised raised walk to be less steep.

1F. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.

TJC Response: This note has been added.

1G. Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."

TJC Response: This has been added.

1H. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (3) percent away from the building."

TJC Response: This has been added.

1I. Please add the following note: “The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.”

TJC Response: This has been added.

1J. Please add the following note: “The resultant grade in any direction within accessible parking areas shall not exceed two percent.”

TJC Response: This has been added.

1K. Please add the following note: “The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.”

TJC Response: This has been added.

5. Utilities:

No comments at this time.

6. Forestry:

2A. Please update tree mitigation table. Aurora Forestry cannot approve plan until the tree mitigation fee has been paid.

Livable Cities Studio Response: Table has been updated.

This concludes our planning department and referral agencies response. If you have any questions, please don't hesitate to call.

Thank you,

Shannon Mulqueen, Associate Designer
Studio646 Architecture, LLC