



Wednesday - January 27, 2021

Eric S. Sakotas, Planner II  
**CITY OF AURORA**  
15151 E. Alameda Avenue  
Aurora, Colorado 80012

RE: **Meadow Point Condos** – Site Plan Amendment  
4470 South Pitkin Street

**Response to Third Submission Review**

**Case No.:** 1983-4024-05  
**Development Application:** DA-1752-01

Mr. Sakotas,

Thank you for the city referral comments that we received January 8, 2021 regarding our third submittal. For ease of reference, I've included the city's comments in *italicized serif font* below. Our responses are in **red sans-serif font**, as follows:

*SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS*

*Landscaping*

- *Use the locations indicated on the landscape plan for the calculation of the building perimeter landscaping (see Item 3A)*  
**Response: Refer to response to comment provided in item 3A, below.**
- *Trees are required as part of the parking lot landscape requirements and therefore may not count toward the tree mitigation requirements. (Item 3B)*  
**Response: Refer to response to comment provided in item 3B, below.**
- *Based upon the current submission, it does not appear as if the mitigation requirements are being met (see Item 3D)*  
**Response: Refer to response to comment provided in item 3D, below.**

*Public Works/Engineering*

- *The site plan will not be approved by public works until the preliminary drainage letter/report is approved. (see Item 4A)*  
**Response: Noted, refer to response to comment provided in item 4A, below.**
- *Drainage easements are required for swales used for water quality (see Item 4B)*  
**Response: Noted, refer to response to comment provided in item 4B, below.**

*Real Property*

- *There are some easement issues and some License Agreement issues. Please remember that easement dedications and/or releases and license agreements must be completed and recorded prior to recordation of Site Plan mylars.*  
**Response: Acknowledged.**

*1. Community and Outside Referral Agency Comments*

- *No new comments received from Community or Outside Referral Agencies.*  
**Response: Thank you, no further response necessary.**

*2. Planning & Development Services (Eric Sakotas / 303-739-7450 / [esakotas@auroragov.org](mailto:esakotas@auroragov.org))*

- *No new comments from Planning & Development Services.*  
**Response: Thank you, no further response necessary.**

*3. Landscaping (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in teal)*

*3A. Sheet 5 of 15 – Site Plan*

**14190 East Evans Avenue**  
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- *Include the existing and proposed grading grayed back.*  
**Response: The existing and proposed contours have been illustrated with a grey or halftone line.**
  - *Turn off the bubbles on this plan. Handle tree mitigation information with a general note on this sheet just stating "For tree mitigation information, please refer to sheet X. Still keep the existing trees that are being kept on the plan.*  
**Response: Revision clouding and revision delta numbering are no longer shown on these plans.**
  - *Use the locations indicated on the landscape plan for the calculation of the building perimeter landscaping.*  
**Response: Building Perimeter and required building perimeter landscape has been recalculated as directed.**
  - *While Tuna Mugo Pine may eventually get tall, these big tuna pines will take many, many years before they provide any type of screening of the dumpster enclosure. Please provide a taller evergreen to start i.e. Columnar Austrian Pine, Emerald Arrow, Fastigiata Spruce etc.*  
**Response: Site perimeter tall evergreen shrubs have been replaced with an evergreen tree. Specifically, Columnar Austrian Pine as suggested. This includes the evergreen plants requested around the perimeter of the trash enclosure.**
- 3B. *Sheet 6 of 15 – Site Plan*
- *Update the various tables per the comments provided.*  
**Response: Tables have been updated to reflect comments and subsequent changes to the plan.**
  - *Please note: Any trees that were shown to be installed on the original landscape plan in the general locations that are currently shown on this current plan may not count toward tree mitigation as they were previously approved to be installed to meet landscape requirements. They were not intended for tree mitigation.*  
**Response: Understood. No trees shown on the plan are counted toward tree mitigation.**
  - *Trees are required as part of the parking lot landscape requirements and therefore may not count toward the tree mitigation requirements. Tree mitigation is above and beyond the landscape requirements. The extra inches if the tree is upsized beyond the required minimums, may count toward tree mitigation. That needs to be documented in a table for our Forestry Division to evaluate.*  
**Response: Understood. No trees shown on the plan are counted toward tree mitigation**
  - *Grasses may not be counted toward tree mitigation requirements.*  
**Response: Understood. Grasses not counted toward any requirements or tree mitigation.**
- 3C. *Sheet 7 of 15 – Site Plan*
- *Update the landscape notes as provided.*  
**Response: Landscape notes updated as directed.**
- 3D. *Sheet 14 of 15 – Site Plan*
- *Based upon the current submission, it does not appear as if the tree mitigation requirements are being met.*  
**Response: Full mitigation value of \$5,200.51 for removal of the 26" Honeylocust being paid into the tree planting fund.**
4. *Public Works/Engineering (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)*
- 4A. *Sheet 1 of 3 – Plat*
- *The site plan will not be approved by public works until the preliminary drainage letter/report is approved.*  
**Response: Noted.**
- 4B. *Sheet 1 of 15 – Site Plan*
- *Per the drainage report, drainage easements are required for swales used for water quality.*  
**Response: Noted. We are waiting on Engineering for final word on drainage, detention, water quality.**
- 4C. *Sheet 2 of 15 – Site Plan*
- *This ramp configuration does not work. Please include all of the updated ramps on the site plan and refer to COA standard details.*  
**Response: Ramp configurations detailed more clearly now on detail sheet. Not feasible to show on overall site plan, as scale would be far too large**



- *Railing is required on all walls greater than 30".*  
**Response: Railing added to detail.**
- 4D. *Sheet 3 of 15 – Site Plan*
  - *Min slope away from the building is 5% for 10' for landscape areas, min 2% for impervious areas.*  
**Response: Noted; this will be made clearer in construction drawing phase. A note was added to the grading and utility plan reflecting this.**
  - *It's difficult to tell from the contours, but it appears there is a low point in this area. How does this area drain? Identifying HP and LP would be helpful as well as additional TW/BW elevations.*  
**Response: Low point now noted.**
  - *If slopes away from the building will not be shown consistently, please add a note indicating the minimum slope requirements.*  
**Response: Note added.**
- 4E. *Sheet 4 of 15 – Site Plan*
  - *These should be part of the site plan set. Label/dimension existing sidewalk, cross pan, label proposed ramps, with reference to COA Std Detail.*  
**Response: Ramp configurations detailed more clearly now on detail sheet. Not feasible to show on overall site plan, as scale would be far too large.**
  - *This ramp configuration does not work.*  
**Response: Ramp configuration modified to comply.**
- 5. *Fire / Life Safety (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)*
- 5A. *Sheets 5 of 15 – Site Plan*
  - *See comment for Fire lane & Utility easement.*  
**Response: The word "water" has been changed to "utility" in the label.**
  - *See comment for Knox box.*  
**Response: The word basement has been removed from the label as requested and the label has been relocated to a new location on the exterior of the building near the SE Corner of the building as requested by staff in conversation of clarification. Label for fire riser has also been relocated accordingly.**
  - *See comment for FDC pipe detail.*  
**Response: Understood. FDC will not be connected directly to the fire service line.**
  - *Provide a concrete access to the FDC.*  
**Response: Concrete access has been provided to the FDC.**
- 5B. *Sheet 12 of 15 – Site Plan*
  - *See comment for accessible route.*  
**Response: Accessible Route now shown as dashed, as well as labeled.**
- 6. *Aurora Water (Steve Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)*
- 6A. *Sheet 3 of 15 – Site Plan*
  - *A license agreement will be required for the retaining wall, drain pan and landscaping encroaching in to the utility easements.*  
**Response: Noted.**
  - *Manholes need to be outside of drain pans.*  
**Response: As seen in the keynote legend, this is a grass swale. No part of the cover is proposed within the swale.**
  - *Fire hydrant must be a min. of 5' from the edge of the water meter pit and water service line. This proposed utility easement may need to be wider to accommodate the proposed water meter. Typically, this should be a 20' utility easement to accommodate both appurtenances.*  
**Response: The fire hydrant and water meter are existing conditions. The distance from the outside of the meter pit to the fire hydrant is approximately 4'. Since this is an existing condition, the 14' easement width should be sufficient.**



- A water fixture unit table will be required with the civil plan submittals to verify the water meter size. A domestic service allocation agreement is required for water meters 2" and larger.

**Response: Noted.**

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

- There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns and Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement 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.**

Sheet 1 of 15 – Site Plan

Match the name for the main sub-heading title and the legal description.

**Response: Names matched.**

Sheet 2,3 of 15 – Site Plan

- 7B. Cover these retaining walls with a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License concerns

**Response: Noted.**

- 7C: Add: "to be dedicated by separate document" for this off-site easement.

**Response: Language added.**

- 7D: Check Rec. No. (see sheet for comment)

**Response: Removed this text altogether as it implied "existing" conditions.**

Sheet 1 of 3 – Plat

- 7E. Send in the closure sheet that represents these B&D or send in one that matches these B&D exactly.

**Response: Acknowledged, a closure mapcheck is provided.**

- 7F. Update this to be within 120 calendar days of the plat approval date.

**Response: Acknowledged, an updated title commitment will be provided when we are closer to the mylar stage.**

- 7G. Add tract under General Notes (see comment on sheet).

**Response: Acknowledged, note has been updated.**

Sheet 3 of 3 – Plat

- 7H. Add 'to be dedicated' label (see comment on sheet).

**Response: Acknowledged, callouts have been updated.**

- 7I. Add 'L=' label (see comment on sheet).

**Response: Acknowledged, additional dimension information has been added.**

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

Please note that your project has increased the number of units from the original approved site plan by 4. Therefore, the following applies:

Population Impact

For multi-family homes, population calculations for the project are based on an average household size multiplier of 2.5 persons per unit, resulting in an overall projected population of 10 persons residing in 4 units.

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 for the project:

- 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 required is as follows:
- Neighborhood Park Land 0.03 acres



- Community Park Land 0.01 acres
- Total Land Dedication 0.04 acres

*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: 4 Units \$2,408.00*

*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 \$1,827.28 would apply if permits for construction of the residential units are pulled in 2021, and the total paid would be as follows:*

*PROS Requirements Caveat*

*The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this point in time (current year 2021). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.*

**Response: These Park, Recreation, and Open Space comments are noted.**

Sincerely,

**ENGINEERING SERVICE COMPANY**

A handwritten signature in blue ink, appearing to read "John Breckenridge", is written over a light blue horizontal line.

**John Breckenridge, EI**

Project Engineer

Phone: 303.337.1393, x-120 | Fax: 303.337.7481

Email: [john.breckenridge@engineeringserviceco.com](mailto:john.breckenridge@engineeringserviceco.com)