



Tuesday - December 08, 2020

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

RE: **Meadow Point Condos – Site Plan Amendment**
Case No.: 1983-4024-05
Development Application: DA-1752-01

Response to Initial Submission Review

In response to the initial submission review comments:

1. Community and Outside Referral Agency Comments

Comments were received from 2 outside referral agencies and 2 community members.

Response: The applicant has responded to both people acknowledging their comments or concerns.

2. Planning & Development Services (Christopher Johnson / 303-739-7112 / chjohnso@auroragov.org)

2A. Sheet 1

- Repeat comment: 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 cover sheet has been modified to eliminate approval block along with other note changes as requested.

2B. Sheet 8

- Label building materials.

Response: The material legend/symbols have been added.

3. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in teal)

3A. Sheet 5 of 15

- Label and include the proposed and existing easements.

Response: Proposed and existing utility easements to remain have been labeled by type.

- Include the existing and proposed grading grayed back.

Response: Existing and proposed topo lines are visible as grey lines.



- Because a tree mitigation plan was provided, do not show the tree mitigation/protection information on this plan. Only include the trees that are to remain as their own unique symbology both on the plan and in the legend.

Response: Protection zones for existing trees to remain have been removed from landscape plan as requested and tree mitigation plan has been referenced. Existing trees to remain are illustrated with an unique symbol in the legend and on the plan.

- Add "Not for Construction" to all landscape sheets.

Response: Added.

- The trees highlighted in green may count toward mitigation.

Response: The 11 trees labeled with an * are not being used to meet any other requirements. They are 2" caliper shade trees and are therefore counted at 22" mitigation inches.

- Trash enclosures are required to be located 12' from adjacent residential property lines and accompanied by taller evergreen plantings along the exterior.

Response: The enclosure has been moved to the north and is 12' away from the property line. From the neighbor's perspective, the trash enclosure is shrouded by tall evergreen plantings and an existing privacy fence at the property line.

- Darken line work and label as covered parking.

Response: Done.

- The single parking lot islands require 6 shrubs, 5 gallon size. Grasses may be used, but three 1 gallon = 1 shrub. No more than 3 grasses per island or 40%.

Response: Six shrubs and one shade tree are provided in each single parking lot island. Ornamental grasses are not counted toward shrub requirements. Double parking lot islands have twice as many shrubs as single islands.

- Text mask or relocate text.

Response: Handicap symbol moved for legibility.

- Not sure what this heavy dark dashed line is but turn off.

Response: Done

- Because of the proximity of the proposed vegetation to the city sanitary sewer line, remove. Adjust the plant quantities in the table accordingly. Add a note to the table explaining why there is no landscaping being provided along this building face.

Response: Foundation planting removed from NW side of building as requested, table altered and noted.

The parking lot trees are required by code and therefore may not count toward mitigation. However, if 2.5" caliper were specified, the extra .5" per tree may count toward mitigation. That applies to ALL trees that are included on the plan. If they are up-sized from 6'-8' etc.



Response: There are 9 parking lot islands located on site. Each island has one shade tree. Two of these shade trees existing and will be preserved. The 11 shade and 5 evergreen trees provided that are not applied to meet any specific requirement are provided mitigation inches.

3B. Sheet 6 of 15

- Update the table accordingly to reflect the comments on the plan sheet and those from the previous page that impact plant totals provided in the table.

Response: Table revised accordingly.

3C. Sheet 7 of 15

- There are a lot of contractor and construction related notes as part of the Landscape and Irrigation Notes. Landscape construction drawings are not reviewed nor approved by the city and therefore any construction related notes need to be removed from the plan. Include only the six required landscape notes as found in the Landscape Reference Manual available on line and any notes pertaining to the mulch treatments and edging.

Response: Notes have been changed.

- Update the landscape notes as provided.

Response: Notes have been changed.

4. Public Works/Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

4A. Sheet 1

- The site plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Response: Noted.

4B. Sheet 2

- The updated curb ramps at the access points need to be included in the site plan rather than an aerial image. The image was permitted to get the review started.

Response: Additional survey has been completed and details of the curb ramps have been included.

- Walls greater than 4' and any cast in place walls require structural calculations to be submitted with the first civil plan submittal.

Response: Noted.

- Is this supposed to be referring to the existing drive aisle? If not, please include an additional note for the existing pavement to remain in this area

Response: The leader for this note has been changed as it was for noting the parking stripping. An additional note as been added for the pavement to remain.

- Max 4' wall for residential development. Provide tiered walls to reduce the height.

Response: It has been requested that the walls be allowed to remain as shown. The height and length of the block wall has been modified to shorten the length of wall over 4 feet high. There is insufficient space to tier the walls are requested.



- Dimension distance between the wall and the building, typical.

Response: Added.

- Include max height on the indicated retaining wall.

Response: Added.

- Review comments on legend.

Response: The call outs in the legend have been modified and additional items listed.

4C. Sheet 3

- Min slope away from the building is 5% for 10' for landscape areas, min 2% for impervious areas.

Response: Noted.

- Include TW/BW elevations.

Response: Added at specific locations.

- If not under the same ownership, a letter from the property owner is required for offsite improvements.

Response: A letter from the HOA has been submitted.

5. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

5A. Sheet 1

- See comments for adding and removing notes.

Response: Notes have been changed.

- See comment to modify implementation table.

Response: Table heading has been modified.

5B. Sheet 2

- See comment for accessible parking signs.

Response: Signs have been relocated.

- See comment to show fire lane sign locations.

Response: Sign locations have been added to plan.

- See comment for mail kiosk.

Response: An area for the mail kiosk has been added near the trash enclosure. The accessible route has been extended to this location. A detail of this area has been added.



- See comment to show accessible route.

Response: The accessible route has been extended to the trash enclosure/mail kiosk.

- See comment to show and label FDC, Knox Box, and riser room.

Response: Noted.

5C. Sheet 3

- See comments for interconnectivity to existing site.

Response: There is an existing walk that connects to the existing site. There are no existing ramps on the adjacent property.

A new curb cut and accessible ramp has been added to allow access from this parking area.

- See comments for knox box.

Response: The knox box symbol has been added to the plan.

5D. Sheet 4

- See comments for updated sign details and notes.

Response: Noted. The signage has been updated.

5E. Sheets 5

- See comments for riser room. Note: it appears that the fire service line will be under ground and code will not allow fire service line to be under the building.

Response: The fire line has been relocated to come straight into the building to the fire riser room.

5F. Sheet 14

- See comment to show accessible route.

Response: The accessible route has been extended.

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

6A. Sheet 3

- A license agreement is required for the retaining wall in the utility easement.

Response: Noted. The application for the license agreement will be made during the civil plan review phase.

- 4" saddle tee connection to sanitary main.

Response: Notation added.

- What is proposed for water quality and detention for this site?

Response: The detention for this site was put in place during the original development in 1984. The pond is located at the northwest corner of the overall condominium property and offsite to the current site plan amendment. We will be



installing a grass swale that will capture all of the drainage from the interior portion of this site as well as some of the offsite area to the west.

- Include water meter size. A water fixture unit table is required on the civil plans to verify water meter size. Will there be an irrigation meter?

Response: The 2-inch tap size has been added. The fixture unit table will be on the civil construction plans.

- Wet tap connection.

Response: Noted. Call out has been added.

- Fire hydrant to be a min of 5' from the water meter pit. Dimension easement.

Response: Both the fire hydrant and meter pit are existing. We have dimensioned the easement.

6B. Sheet 5

- No landscaping or pedestrian lighting permitted in the utility easement for the sanitary sewer. License agreements are required for any in to the utility easements. Vehicle maintenance access is required to all manholes.

Response: This pedestrian light is being relocated. Note that this is an existing manhole within the existing site. The drives and parking area all existing.

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

See the red line comments on the plat and site plan. Contact Andy Niquette (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.

Site Plan Amendment

7A. Include the Lot and Block and subdivision where requested.

Response: Noted. Call outs has been added.

7B. The easements are to be dedicated by the plat, revise the labeling on the site plan amendment.

Response: Labeling has been changed to reflect new plat.

Plat

7C. Include the requested information in the preamble.

Response: The preamble has been revised.

7D. Send in the closure sheet to confirm all distances.

Response: Included in resubmittal.

7E. Match the covenant language from the Subdivision Plat Checklist for the indicated note.

Response: Noted and revised.



7F. Edit the name in the signatures.

Response: Changed.

7G. Show and label all streets within ½ mile of the site on the vicinity map.

Response: Shown.

7H. Update the date to be within 120 calendar days of the plat approval date.

Response: Noted.

7I. Add the description of the monument found at each end of this Basis of Bearing line.

Response: Noted. Call out added.

7J. Add the indicated descriptions to the Basis of Bearing statement (notes).

Response: Done.

7K. Match the description area.

Response: Done.

7L. Add a distance where requested.

Response: Done.

7M. The indicated distances should add up to equal the total distance.

Response: Noted.

7N. Add curve data for the utility easement.

Response: Added.

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

Land Dedication

• Your new proposal includes an increase in unit counts from the original approved plan. Per PROS requirements, you will be required to pay land dedication and park development fees for the 4 new units as outlined below:

Response: Noted.

Also noted the cash-in-lieu fee from Cherry Creek School District.



9. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)

Update tree mitigation table to include only the trees that will be removed, you can use the table listed below. The caliper inches that will be lost are 26", but only 13" would be required for planting back onto the site. The mitigation value is \$5,200.00.

Response: Updated.

Sincerely,

ENGINEERING SERVICE COMPANY

A handwritten signature in black ink that reads "David R. Addor". The signature is fluid and cursive, written in a professional style.

David R. Addor, P.E.

Project Manager

Phone: 303.337.1393, Fax: 303.337.7481

Email: daddor@engineeringserviceco.com

Attachments:

Cc:



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