Planning and Development Services

Planning Division

15151 E. Alameda Parkway, Ste. 2300

Aurora, Colorado 80012

September 9, 2019

 **Design Team responses are in red below. Please note that the Architect (sheets 1 through 11) and Lighting Engineer (Sheets 26 & 27) have responded directly on the redlined plans. However, the Landscape Architect (Sheets 12 through 17) and the Civil Engineer (Sheets 18 through 25) have elected to provide their responses below in this document.**

Mike Gerber MGL Partners 1936 W 33rd Ave Denver, CO 80211

**Re: Initial Submission Review –** Edgepoint Apartments Phase 3 – Site Plan & Plat Application Number: **DA-1799-05**

Case Number(s): **2019-3043-00**

Dear Mr. Gerber:

Thank you for your initial submission, which we started to process on Monday, August 12, 2019. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments.

The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, September 27, 2019.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning Commission hearing date is tentatively set for Wednesday, November 13, 2019. As always, if you have any comments or concerns, please give me a call. I may be reached at chjohnso@auroragov.org or (303) 739-7112.

Sincerely,



Christopher Johnson, Planner I

City of Aurora Planning Department

cc: Mindy Parnes, Planning Department

Harsh Parikh – Parikh Stevens Architecture Robert Palmer – Strategic Land Solutions Inc. Meg Allen, Neighborhood Services

Mark Geyer, ODA

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*Initial Submission Review*

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

* Review and address all formatting and correctness comments from all departments.
* Review comments from outside agencies (see Item 1)
* Revise plans to include dimensions for all requested site elements.
* Update the street section along Peoria accordingly (see Items 4 & 10)
* Provide dimensions for all building footprints (see Item 6)
* Include a detail of the monument sign and other site elements as needed.
* Submit a preliminary addressing file as soon as possible (see Item 9)
* Label all slopes and provide flow arrows (see Item 10)
* Show and label all proposed street lights (see Item 10)
* Show the FDC and Knox Box on all building elevations (see Item 11)
* Show and label all requested and proposed easements.
* Review PROS requirements for Land Dedication and Park Development fees (see Item 14)
* Consider revising proposed plantings per Forestry comments (see Item 15)
* Storm Drain Development Fees are required prior to approval of the plans (see Item 17)
* Review and address all redline comments from Real Property on the formatting of the Plat.
* Review and address all comments from outside agencies.

### PLANNING DEPARTMENT COMMENTS

1. **Community Questions, Comments and Concerns**

1A. Six registered neighborhood organizations and twenty adjacent property owners were notified of the Site Plan application. Aknowledged.

1B. During the first review period, one comment was received from a registered neighborhood organization:

“Project is Okay. They talked about parking waivers, but the plan was not attached to files. We are never in favor of parking

 waivers in Original Aurora.”

 -Raul Jimenez, 2065 Florence Street, Aurora, CO – Northwest Aurora Neighborhood Organization

 Please keep in mind that this comment could spark opposition to your plan. Please coordinate with your Case

 Manager and Neighborhood Services Liaison in determining whether a neighborhood meeting might be necessary.

As discussed on the phone, a preemptive neighborhood meeting was deemed unnecessary.

1B. Comments were also received from three outside agencies. Their comment letters are included with this review. Acknowledged.

### Completeness and Clarity of the Application Comments 2A thru 2F have been addressed by the Architect in their revised sheets. Please see Architct’s response on the redlines.

2A. Revise the Title Block. As waivers are being requested, please edit the title block to follow City of Aurora naming standards. i.e. "Edgepoint Apartments Phase 3 - Site Plan w/ Waiver". Update this throughout the plan set. 2B. Please revise the waiver request, this sentence does not make sense. Waiver requests also are required to reference the specific code section which you want waived, as well as a brief explanation, on the site plan cover sheet. 2C. For the Open Space table, 20 percent is actually the Minimum Required area per the Mt. Nebo GDP. Revise this label.

2D. A symbol should be shown for the various fence types property line, and all other line types used on each sheet. Fire hydrants, bike racks, and other site elements should be shown on the plans, and a symbol provided in the legend. Typical throughout.

2E. Add the units of measure to the scale bar. Address throughout wherever necessary.

2F. A detail of the monument sign is required to be shown on the site details page. Any other site details as needed, such as street furniture and lighting, must be shown.

2G. Key maps should be provided for all landscape, grading and utility sheets. Key maps added to landscape sheets.

### Zoning and Land Use Comments Comments 3A thru 3C have been addressed by the Architect in their revised sheets. Please see Architct’s response on the redlines.

3A. Per the Mt. Nebo GDP, this entire site plan area for phase 3 is “Parcel S”, not the required consolidated open space. If a specific name is intended for the open space tract, perhaps come up with a different name.

3B. Will there be a centralized mail facility at the clubhouse or several locations throughout? If multiple mailboxes are planned throughout show them on the plans, along with a detail on the site details sheet.

3C. Label all building setbacks, widths of internal roadways and public right of ways, sidewalk and tree lawn dimensions, and any other dimensions requested. Typical throughout.

### Streets and Pedestrian Issues

4A. Is the internal street proposed to be private or public? Please label it as such and provide width. Typical throughout. Addressed by the Architect in their revised sheets. Please see Architect’s response on the redlines**.**

4B. Revise the street section along Peoria Street shown on the plans so that it is consistent with the street section to the north of 13th Avenue. This should include a hardscape urban sidewalk with tree openings. This street section has been revised.

4C. Show the current and relocated positions of the bus stop with different line types, i.e. one hatched and one solid. Will the new bus stop be provided by the applicant or RTD? Please clarify. A site detail of any bus shelter proposed should be provided on the plans. Addressed by the Architect in their revised sheets. Please see Architect’s response on the redlines**.**

4D. The accessible route must be shown on the photometric plan and illustrate the provision of at least 1 foot-candle of illumination along the entirety of the route. Addressed by the Lighting Engineer in their revised sheets. Please see Lighting Engineer’s response on the redlines**.**

### Parking Issues Comments 5A thru 5B have been addressed by the Architect in their revised sheets. Please see Architct’s response on the redlines.

5A. The number of required accessible parking spaces is a ratio based off of the number of required regular parking spaces, not the number of regular spaces proposed under the waiver request. Please revise the counts shown in the data block, it should be 9 required accessible spaces.

5B. Provide a schematic of typical parking space dimension for the regular and ADA spaces, and ensure they comply with the dimensional standards detailed in Article 15. A note can be provided stating “typical dimension throughout” or “all parking stalls to be consistent with the requirements of City of Aurora zoning code” or similar approach, rather than providing a dimension label for each individual parking stall.

### Architectural and Urban Design Issues Comments 6A thru 6E have been addressed by the Architect in their revised sheets. Please see Architct’s response on the redlines.

6A. Dimensions of all building footprints must be included on the plans.

6B. Building mounted light fixtures must be shown on the elevations. A symbol can be used and shown in the legend. 6C. Any rooftop mounted vents or mechanical equipment? If so, please indicate the location and ensure screening compliant with code. Typical throughout.

6D. Consider providing a label on the elevations as to which building end is “End 1” and which is “End 2”. Typical throughout.

6E. It would be extremely helpful to provide a small key map on each elevation sheet, with the building type in question highlighted. Consider adding this throughout.

6F. The GDP calls for the provision of site furnishings throughout pedestrian areas. Could benches, decorative fixtures, planters/etc. be provided along the internal drives? Benches have been added to the internal street.

6G. Elevation details for programming elements proposed in the amenity spaces should be shown in the plan set.

### Signage Issues Comments 7A thru 7B have been addressed by the Architect in their revised sheets. Please see Architct’s response on the redlines.

7A. Information on permitted and proposed signage must be shown in Data block. Include the number of individual signs proposed and the proposed total sign area, in accordance with the requirements of Article 16 of the zoning code. 7B. A detail of the monument sign is required to be shown on the site details page.

1. **Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal w/ red lettering)

8A. Sheet 13 North Landscape Plan

* Are the utilities deep enough to accommodate the street trees along 13 Street? Utilities will be relocated under the walk. See civil plans.
* The tree species selected should match what was selected for the north side of 13th Street to have a consistent aesthetic. Tree species have been revised to match.
* Dimension and label the 13th Street frontage landscape buffer. The buffer does not seem to meet the minimum requirements where building 1 is proposed. The buffer is labeled and dimensioned and does meet the minimum with the revision of the sidewalk to 5 feet wide.
* Should the tree lawn not match the street frontage that was installed along the north side of 13th Street? If the intent is to match the north side, then the applicant shall provide one shrub per 40 sq. of sod area. Provide a table documenting this. This has been modified.
* Label the detention pond. Labeled.
* Try and locate the indicated sidewalk on one side of the parking lot island and add a tree. Plans have been revised.
* Adjust the location of the tree to avoid the storm pipe. Tree has been adjusted.
* Include the grading grayed back. Grading is included.
* Are the utilities along Peoria Street deep enough to accommodate the street trees? Utilities will be relocated under the walk. See civil plans.
* Provide a key map delineating where the plan sheets are relative to the overall development. Key map provided.
* Adjust the line type scale for some of the utility lines as the text is too large. Line type adjusted.
* Add label to call out various items as noted on the plan. Labels added.
* Are wheel stops proposed for the internal parking lot sidewalks as car overhang will make the walks non- accessible. Plans have been revised and wheel stops shown where needed.
* Will the proposed underground detention be deep enough to accommodate the proposed parking lot trees? The underground detention limits exclude the parking lot islands that have trees so there is no conflict.
* Add “Not for Construction” to the landscape sheets. Added
* Dimension the label the western buffer. Added
* Include the property line as a traditional line type with a long dash and a short dash. Property line has been added.
* 8B. Sheet 14 South Landscape Plan
* Single the utilities deep enough to accommodate the street trees? Utilities will be moved under the walk.
* Label the dog park. Labelled.
* Consider a different treatment for the dog park. Artificial turf gets very hot and in addition, if not cleaned frequently, will smell very quickly. Specialized do turf with an underdrain system and a winterized yard hydrant for yearround cleaning are best practices for a commercial dog area. This is what we plan on using.
* Dimension and label the western buffer. Added
* Adjust the plants to avoid any utility conflicts. Plants have been adjusted.
* Label the items indicated on the plan. Labels added.
* The two street trees proposed along 11th Street have such different mature sizes. Consider selecting two trees with similar growth habits. Tree species have been modified.

8C. Sheet 15 Landscape Compliance Plant Schedule

* It appears as if a detention pond is proposed adjacent to 13th Street. If so, then include a table demonstrating compliance with the detention pond landscape requirements of 1 tree and 10 shrubs per 4000sf above the 100- year water surface elevation. Indicate the 100-year water surface elevation. Buffer plantings along the street frontage may count toward the detention pond landscaping. A table has been added and the plans exceed requirements.
* Update the landscape tables as noted. Tables have been updated.
1. **Addressing** (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

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. Cad file is included.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green) Sheet 2 Cover Sheet

10A. Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce select-ability of the items. The .shx items have been removed, and the drawings flattened.

10B. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved. Sheet 3. Noted, the preliminary drainage report must be approved prior to site plan approval.

10C. Please make sure the improvements are consistent between the sheets. Sidewalk locations, widths, etc. do not match. The base files have been coordinated.

10D. Make all necessary revisions to streetscapes throughout. The street scape on Peoria is supposed to match what was done to the north with a hardscape section and tree openings. Please include typical street sections to clarify the improvements to the adjacent streets. Sections should be provided for 13th Avenue, Peoria Street and 11th Avenue. Street lights are also required on 13th Avenue and Peoria Street. Please see the draft lighting standards for additional information. The Peoria Streetscape has been coordinated between all sheets.

10E. Labels and dimensions are required for all sidewalks, drive aisles, parking spaces, stop signs, curb return radii, curb ramps, cross pans, and all other site elements as requested. Provide widths for 13th Avenue and Peoria Street right of ways. Typical throughout. The required labels have been added t the site plan.

10F. Show and label all easements. Typical throughout. All easements have been labeled to match the plat callouts.

10G. Do not show curb ramps crossing Peoria Street. All indicated curb ramps must be updated. The Peoria curb ramps have been removed.

10H. Indicate the pavement material. Typical throughout. The pavement material has been added. The sump inlet overflow route is shown on the plans. The final elevations and WSEL’s will be determined on construction documents

Sheet 13

10I. Review and address all repeating comments from Sheet 3. Comments on sheet 3 have been addressed.

 Sheet 13

10J. The indicated area is underground detention and requires a drainage easement. Trees may not be able to be planted in this area. See revised landscape plans.

Sheet 18

10K. Advisory note: For all sump inlets, emergency overflow will need to be identified on the civil plans. The 100- year water surface elevation must be 1' below the finished floor elevation and 0.5' below the garage floor elevation. The overflow path for sump inlets is shown on the plans. The WSEL and final finish floor elevations will be determined during the construction document phase of the project.

10L. For pond: Show/label 100-year water surface elevation, label slope, show/label pond maintenance access to the bottom of the pond and the top of the outlet structure, indicate direction of emergency overflow. Show and label drainage easements. The pond slope, limits, maintenance access and overflow have been added.

10M. Label finished floor elevations. Typical throughout. The finish floor elevations are labeled.

10N. Label slopes. Typical throughout. The slopes are labeled

10O. Add a note indicating if the storm sewer system is public or private and who will maintain it. Typical for all grading and utility plan sheets. All utilities are labeled private or public, and a storm drain maintenance note has been added to the grading sheets.

10P. Review all minimum and maximum slopes. Typical throughout. The minimum and maximum slopes have been reviewed, and slope callout added.

10Q. Include flow arrows on the plans. Typical throughout. Flow arrows with slopes have been added to the plans

Sheet 19

10R. Advisory note: For all sump inlets, emergency overflow will need to be identified on the civil plans. The 100- year water surface elevation must be 1' below the finished floor elevation and 0.5' below the garage floor elevation. The overflow path for sump inlets is shown on the plans. The WSEL and final finish floor elevations will be determined during the construction document phase of the project.

10S. Show/label drainage easement. Easement must be a minimum of 4' away from the underground structure. The easement needs to connect to public right of way for maintenance access. All easement are labeled per the plat, and the drainage easement is 4’ from the underground detention. The pond access is from the Peoria Street R.O.W.

Sheet 26

10T. Street lights are required on 13th Avenue and Peoria Street and pedestrian lights are required on Peoria Street. Street and pedestrian lights in public right of way will be owned and maintained by the City of Aurora and must meet COA standards. Please refer to the draft street lighting standards for additional information. Changes made. Please see Lighting Engineer’s redline response.

10U. Street lights shown on the site plan are approximate. Final street light locations will be determined with a photometric analysis submitted with the street lighting plan in the civil plans.

Sheet 27

10V. Include fixtures for proposed street and pedestrian lights. Changes made. Please see Lighting Engineer’s redline response.

Plat

10W. Drainage easement is required for the underground detention. The easement must be a minimum of 4' away from the underground structure and tie to public right of way. A drainage easement for the underground detention has been added to the plat, grading plan, utility plan, and site plan.  The easement is set a minimum of 4 feet from the edge of the underground detention.

1. **Traffic Engineering** (Brianna Medema / 303-739-7336 / bmedema@auroragov.org **/** Comments in orange) Sheet 3

11A. Show stop signs on plan set. Typical throughout. Stop signs have been added.

11B. Include sight triangles at all access points and intersections per TE-15. Sign triangles are shown just like the Civil sheets.

 11C. Signal escrow for 25% of the total cost will be required at the corner of 13th Avenue and Peoria Street. Add a

 not on the site plan stating such. A new general note has been added stating such.

11D. The indicated curb ramp on 13th Avenue is not consistent with traffic study. Show the full intersection, intersection control, striping, and pedestrian enhancements. Curb ramp has been modified to match Civil.

Traffic Impact Study

11E. Provide additional pedestrian enhancements at the intersection of 13th/Paris. The additional pedestrian improvements are called out in the report, and have been added to the site plan.

11F. Some lane designations are not up to date. Change the figures and update the analysis. The lane designations have been updated.

11G. Synchro existing timings do not look correct. Request timings from City and use real data for existing and future. The synchro timings have been updated.

11H. See comments throughout. The comments have been addressed per the revised report.

* **Fire / Life Safety** (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue) 12A. Sheet 1 All changes have been made on sheet 1, see redline response.
* Replace the indicated note with the following: “ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.”
* This is not a standard cover sheet note, please remove.
* Please remove this note.
* Please remove this note.
* 12B. Sheet 2 All changes have been made on sheet 2, see redline response.
* Although a wavier for a parking reduction has been requested the overall amount of accessible parking cannot be reduced. Please change "required accessible spaces" to 9.
* Question: Will there be accessible garages?
* 12C. Sheet 3 All changes have been made on sheet 3, see redline response.
* The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.
* Identify and label proposed gate. Example “23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release”
* Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb. TYP
* If this manway gating system are secured, Knox Hardware in the form of a Knox Box will be required to allow fire service personnel to extend fire hose to and within these restricted areas. TYP of all buildings
* Show and label the location of all handicap accessible living units (Type A or B) required by Chapter 11 of the 2015 IBC.
* Please show the accessible garage.
* Advisory comment: At least one Knox Box will be required at the front main entrance to each building. Please contact a Fire Life Safety Plans Examiner to identify location requirements.
* The FDC shall be on the front main entrance side or street side of buildings, within 100 ft. an on-site fire hydrant. See example
* Show the FDC and Knox Box locations.
* 12D.Sheet 4 All changes have been made on sheet 4, see redline response.
* The FDC shall be on the front main entrance side or street side of buildings, within 100 ft. an on-site fire hydrant. See example
* Show the FDC and Knox Box locations.
* Identify and label the fire hydrants.
* 12E. Sheet 5 All changes have been made on sheets 5-10, see redline response.
* Elevations must show the location of the fire department connections, Knox boxes and fire riser room. TYP of all elevations.
* The primary location of a Knox Box is typically at the front main entrance to the building,
* 12F. Sheet 11 All changes have been made on sheet 11, see redline response.
* Please provide a gate detail and elevation for all on site gates. Advisory Note: There must be a 6" clearance across the full width of the gating system, from the bottom of the gating system to the road surface in order to ensure that if the gate closes during a fire operation any fire is not damage during the closing process.
* Provide a latch mechanism illustration for trash enclosure gate. The latch must be no higher than 44". 12G. Sheet 12 See revised Landscape sheets.
* Show the location of the FDC and Knox Boxes where applicable:
	+ Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Hardware."
	+ Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box."
		- The landscape plan must show the gating systems. TYP 12H. Sheet 13 See revised Landscape sheets.
* Show the location of the FDC and Knox Boxes where applicable:
* Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Hardware."
* Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box."
* The landscape plan must show the gating systems. TYP 12I. Sheet 22
* Show the exiting fire hydrant in this area. The existing fire hydrants are shown on the revised plans.
* Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant. TYP. The abutting fire hydrants and water mains within 400 feet of the site are shown on the utility sheets.
* Please relocate this fire hydrant to this area. The fire hydrant in question is needed to meet the FDC length requirements. However, and additional fire hydrant has been added.
* The utility sheets must show the location of the fire department connections, Knox boxes and fire riser rooms. TYP of all utility sheets. The Knox Box and fire room location have been added to the utility sheets.
* Show the location of the FDC and Knox Boxes where applicable:
	+ Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Hardware."
	+ Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box."
* Show the location, size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private). TYP of all utility sheets. The location, size, type, and private/public information has been added to the utility and grading sheets.
* Please provide an overall utility detail showing the looping of the water supply. An overall water loop sheet has been added to sheet 24 of 27.

12J. Sheet 26 Changes made. Please see Lighting Engineer’s redline response.

* Show the accessible route to the accessible parking by heavy dashed line. Verify minimum 1 foot-candle of illumination along its entire length.
* Add the following note to the Photometric Site Plan:

“ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT- CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

1. **Aurora Water** (Steven Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red) Sheet 18

13A. A drainage easement is required for the private detention basin. 10' vehicle maintenance access to the bottom of the pond and to the outlet structure is required. Maintenance access must be above the 100yr wsel. The drainage easement over the detention pond and underground detention has been added. Maintenance access is shown from Peoria Street with the entrance above the 100-year WSEL.

13B. Monument sign must be outside of the pond's wsel, and not block access to the outlet structure. The monument sign is located outside of the 100-WSEL and the drainage easement.

Sheet 22

13C. Sanitary connections to be with Saddle Tee or tee fitting. A MH connection is required for service laterals 6" or larger connecting to an existing 8' main. The sanitary callouts have been updated to a TEE. All connections are currently 4” laterals.

13D. A 26' utility easement is required for 2 public mains. Label utility easements. A 26’ utility easement is shown over double mains.

13E. Private fire lines must be located outside of the water meter pocket easements. Typical throughout. The private fire lines have been relocated outside of the water easement.

13F. 8x12 wet tap with tapping saddle and 8” gate valve. The tap callout in 13th has been updated

Sheet 23

13G. A water fixture unit table is required for each building to confirm required water meter size. The water fixture counts is not current available, because the building phase is not yet iniated. The fixture count will be provided once t is available

13H. All storm water to be labeled as private. I&M agreement is required for private storm water systems and detention basins. All storm is labeled private. Noted. And I & M is required with construction documents

13I. Include service line sizes. The service line sizes have been added

13J. Show and label all utility easements. All utility easements are shown and labeled per the plat

Sheet 24

13K. Provide calcs showing a residual 20 psi at the hydrant during fire flows for laterals >150'. The fire hydrant is located at 150’ from the main

Sheet 25

13L. Label all proposed water meter sizes. All water meter sizes have been labeled

13M. 8’ needed from water main to edge of the utility easement. All water meter sizes have been labeled

13N. 8x16 wet tap with tapping saddle and 8” gate valve. The tap callout in 11th has been updated

1. **Parks, Recreation, and Open Space** (Chris Ricciardiello / 303-739-7154 / cricciar@auroragov.org)

### POPULATION DESIGNATION

The initial development application submittal designated Edgepoint Phase 3 as a residential infill development with a multi-family component of 340 dwelling units. Population calculations for the development utilize a per-unit multiplier of 2.50 persons per unit. The proposed population for the Edgepoint Phase 3 development for use in PROS land dedication and park development fee calculations is 850 persons.

### Explanation of Park Land Dedication Requirements:

The City’s park land dedication policy is set forth in Section 48(b) of Chapter 147 (i.e., the Subdivision Ordinance) of the City Code. It specifies that park land shall be dedicated in accordance with the following standards:

* 3.0 acres per 1,000 residents for neighborhood parks.
* 1.1 acres per 1,000 residents for community parks.
* No open space land dedication will be required because this qualifies as Infill Development and is exempt from the open space land dedication requirement.
* Neighborhood Park Land Dedications - Based on an overall population projection of 850, the neighborhood park land dedication requirement will be 2.55 acres.
* Community Park Land Dedication –Based on an overall population projection of 850, the community park land dedication requirement will be 0.94 acres.
* Cash-in-Lieu Payments – For subdivisions qualifying as Infill, PROS allows as an incentive the use of a predefined per-acre value for cash-in-lieu payments based on the average cost for COA open space acquisitions. This value at the time of application is $44,600 per acre. Total cash-in-lieu of land dedication for Edgepoint Phase 3 is as illustrated in the following calculation:

 Land dedication total acreage 3.49 acres x $44,600 per acre = $155,654.00

** The cash-in-lieu payment for land dedication shall be paid at the time of first subdivision platting.**

### Park Development Fees

Park development fees will be calculated per current City Code requirements. These fees are based on the park land area (land dedication acreage = 3.49 acres) required to serve new residents and a cost per acre for construction of facilities designated annually by City of Aurora PROS staff. Park Development Fees, for 2019 development year are

$174,698 per acre for neighborhood park and $175,572 per acre for community park. Park Development Fees for Edgepoint Phase 3, combined for Neighborhood Park and Community Park development fees, shall be $609,639.72 or

 $1,793.06 for multi-family per dwelling unit.

** Park Development Fees shall be paid at the time of building permit issuance.**

### 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 time (current year 2019). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. If aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

1. **Forestry** (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple) 15A. Acer ginnala does not do well in clay soil. You may want to consider using Acer tataricum. Ginnala has been changed to Tataricum.

15B. Quercus bicolor and Quercus rubra do not do well in clay soil. You may want to consider Quercus robur instead of bicolor and Quercus shumardii instead of rubra. Rubra has been changed to shumardii. We already have a lot of robur, so we kept a few of the bicolor.

15C. We have not seen good success with the Sophora japonica in general. You may want to re-consider, but I don't have a good substitute for this one. Sophora matches the tree species across the street (see landscape review comments) and we have kept this species.

15D. Note: No Tree mitigation will be required for this site. There are only one or two trees existing on the site that are not in good condition. Noted.

1. **Real Property** (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta) Site Plan Set

16A. Revise Note 9 to state “All crossing *or* encroachments…” rather than crossings *and* encroachments. Change made on sheet 1. See redline response.

16B. Revise the Legal Description. Change made on sheet 1. See redline response.

16C. Show and label all easements in the same configuration as shown on the plat. Typical throughout. Change made on sheets 3 & 4. See redline response.

16D. Add the monument sign to the license agreement. Also required for gates or fences which encroach or cross any easements. Note, the monument sign is located outside of the proposed drainage easement.

16E. Add the boundary bearings, distances, and curve data. Typical throughout. Change made on sheets 3 & 4. See redline response.

16F. Add the right of way widths. Typical throughout. The right-of-way widths have been added.

Plat

16G. Delete all businesses from the vicinity map. The businesses have been removed from the vicinity map

16H. Arapahoe County requires 24”x36” sheets with a 2” left margin, and ½” margins for all other borders. Please revise accordingly. The sheet size and margins have been revised to meet the Arapahoe Standards.

16I. Add the sidewalk easement note to the General Notes. The sidewalk easement note has been added to the general notes

16J. Review and address all comments for accuracy, formatting, and completeness. The plat has been revised per the redline and written comments

1. **Revenue** (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

Storm Drain Development Fees due 11.35/acres x $1,242.00/acre= $14,096.70 Make checks payable to “City of Aurora”

1. **Xcel Energy** (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com) 18A. Please see attached comment letter.

There is insufficient room for a 10’ easement. Therefore, an 8’ easement is shown on the plan and the plat.

1. **Tri-County Health Department** (Kathy Boyer / 720-200-1575 / kboyer@tchd.org) 19A. Please see attached comment letter.
2. **Aurora Public Schools** (Josh Hensley / 303-365-7812 /jdhensley@aurorak12.org)

20A. Please review the following school land dedication from Aurora Public Schools. Cash-in-lieu payments will be

 accepted instead of land dedication, which are due at the time of plate recordation.



August 30, 2019

City of Aurora Planning and Development Services 15151 E. Alameda Parkway, 2nd Floor

Aurora, CO 80012

Attn: Christopher Johnson

**Right of Way & Permits**

1123 West 3rd Avenue Denver, Colorado 80223

**Siting and Land Rights**

Telephone: **303.571.3306**

Facsimile: 303. 571.3284 donna.l.george@xcelenergy.com

### Re: Edgepoint Apartments Phase 3 – Nebo Villas Subdivision F2, Case # DA-1799-05

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and plat for **Edgepoint Apartments Phase 3 – Nebo Villas Subdivision F2**. To ensure that adequate utility easements are available within this development, PSCo

 requests 10-foot wide utility easements dedicated on private property abutting all public streets

 around the perimeter of the lot, and that they are shown on the plat. While these easements

 may accommodate certain utilities to be installed in the subdivision, some additional easements

 may be required as planning and building progresses.

PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo owns and operates existing electric distribution facilities in the southeast area of the subject property and requests that they are shown on the plans. The property owner/developer/contractor must complete the application process for any new natural gas or

electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/start%2C_stop%2C_transfer/installing_and_connecting_service/). The Builder’s Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George

Right of Way and Permits

Public Service Company of Colorado dba Xcel Energy

Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



## August 26, 2019

Christopher Johnson

City of Aurora Planning and Development Services 15151 E. Alameda Parkway

Aurora, CO 80012

RE: Edgepoint Apartments Phase 3, DA-1799-05 TCHD Case No. 5804

Dear Mr. Johnson,

Thank you for the opportunity to review and comment on the site plan and plat for a multi-family urban in-fill development located at the southwest corner of Peoria Street and 13th Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

**Historic Landfill**

According to TCHD’s records, there is a historic landfill located within 1,000 feet of the subject property referenced as Landfill No. AR-038. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

 1. A flammable gas investigation should be conducted to determine if flammable

 gas (methane) is present in the subsurface soils at the property. The plan for the

 investigation should be submitted to TCHD for review and approval.

 2. TCHD will review the results of the investigation. If the investigation indicates that

 methane is not present at or above 20% of the lower explosive limit for methane

 (1% by volume in air) in the soils, no further action is required.

 3. In lieu of the investigation, a flammable gas control system shall be designed and

 constructed to protect buildings and subsurface access to utilities, i.e. vaults,

 manholes, etc. from flammable gas. Health and safety practices shall be followed

 during construction to protect site workers. A copy of TCHD guidelines for safe

 construction in areas on or near former landfills has been attached.

Questions regarding this may be directed to Sheila Lynch at 720-200-1571 or slynch@tchd.org.

Serving Adams, Arapahoe and Douglas Counties  [www.tchd.org](http://www.tchd.org/)

6162 S. Willow Dr., Suite 100  Greenwood Village, CO 80111  303-220-9200

# Recreational Health

## Swimming pools, interactive water fountains, splash pads, and other aquatic venues are environments in which bathers can be exposed to diseases, chemicals, or environmental contaminants and hazards. Although the proposed pool, for the use of apartment residents does not meet the definition of a public pool or semi-public pool, and does not require a plan review and operation approval from TCHD, it is recommended that the facility and associated appurtenances be designed and operated to meet all applicable sections of the 5 CCR 1003-5, Swimming Pools and Mineral Baths regulation. The Regulations can be found at [https://www.sos.state.co.us/CCR/DisplayRule.do?action=ruleinfo&ruleId=2394&deptID=](https://www.sos.state.co.us/CCR/DisplayRule.do?action=ruleinfo&amp;ruleId=2394&amp;deptID=16&amp;agencyID=137&amp;deptName=Department%20of%20Public%20Health%20and%20Environment&amp;agencyName=Water%20Quality%20Control%20Commission%20(1003%20Series)&amp;seriesNum=5%20CCR%201003-5) [16&agencyID=137&deptName=Department of Public Health and](https://www.sos.state.co.us/CCR/DisplayRule.do?action=ruleinfo&amp;ruleId=2394&amp;deptID=16&amp;agencyID=137&amp;deptName=Department%20of%20Public%20Health%20and%20Environment&amp;agencyName=Water%20Quality%20Control%20Commission%20(1003%20Series)&amp;seriesNum=5%20CCR%201003-5) [Environment&agencyName=Water Quality Control Commission (1003](https://www.sos.state.co.us/CCR/DisplayRule.do?action=ruleinfo&amp;ruleId=2394&amp;deptID=16&amp;agencyID=137&amp;deptName=Department%20of%20Public%20Health%20and%20Environment&amp;agencyName=Water%20Quality%20Control%20Commission%20(1003%20Series)&amp;seriesNum=5%20CCR%201003-5) [Series)&seriesNum=5 CCR 1003-5](https://www.sos.state.co.us/CCR/DisplayRule.do?action=ruleinfo&amp;ruleId=2394&amp;deptID=16&amp;agencyID=137&amp;deptName=Department%20of%20Public%20Health%20and%20Environment&amp;agencyName=Water%20Quality%20Control%20Commission%20(1003%20Series)&amp;seriesNum=5%20CCR%201003-5).

**Attainable Housing**

Access to safe, attainable housing is directly associated with positive physical and mental health outcomes and underlies one’s ability to access jobs, food, medical services, and other essentials that are vital to well-being. Providing permanent supportive housing is an integral element of promoting health in our communities. TCHD supports projects that include an attainable housing component.

**Community Amenities to Support Physical Activity**

Because chronic diseases related to physical inactivity and obesity now rank among the country’s greatest public health risks, TCHD supports community designs and amenities that encourage people to be active.

*Playgrounds:*

Active play is a critical component for encouraging physical activity in children. TCHD commends the applicant in providing a playground in the development.

*Connections to Transit:*

Communities that promote walking, bicycling and transit trips can also help protect air quality by reducing vehicle trips and related emissions. TCHD supports projects that address the needs of groups (e.g., seniors, the disabled) who cannot or do not drive. Transit-friendly developments can make it easier for these groups to access services and to maintain connections within the community, which can also have health benefits. TCHD commends the applicant for providing sidewalk connections from the development to the sidewalks on Peoria Street and 11th Avenue, which will facilitate walking to the bus stops on both streets.

**Sun Safety for Outdoor Common and Gathering Areas**

Skin cancer is the most common cancer in the United States. Colorado has the 5th highest death rate from melanoma, the most deadly form of skin cancer. A leading risk factor for skin cancer is exposure to ultraviolet rays (UV) from the sun. Seeking shade

when outside is one of the best ways to prevent overexposure to UV rays. TCHD recommends the use of shade in common areas like courtyards, patios and play areas through the planting of trees or physical shade structures. It is important that shade structures and appropriate landscaping are considered early in the design process so that they can be incorporated well into the overall site plan. These considerations optimize the opportunity for people to shield themselves from the sun and reduce their risk of skin cancer. TCHD recommends the applicant provide shade in the playground and pool areas.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD’s comments.

Sincerely,

Kathy Boyer, REHS

Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, Warren Brown, TCHD

### HEALTH AND SAFETY PRACTICES DURING CONSTRUCTION ON OR NEAR FORMER LANDFILLS

If it has not been demonstrated that flammable gas is not present, the following health and safety practices shall be followed:

* 1. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
	2. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure that flammable gas is not present in concentrations exceeding 1% and that oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five

(5) feet from a continuous flammable gas and oxygen monitor.

* 1. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
	2. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
	3. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
	4. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
	5. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
	6. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
	7. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)( i ) and ( ii ) in Subpart C ); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).
	8. Compliance with the Occupational Safety and Health Administration’s confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.