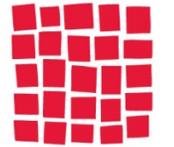


January 20, 2021

Heather Lamboy
Planning Supervisor - City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012



DAVIS
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RE: 2nd Site Plan Submittal – Judi's House/JAG Institute

Dear Heather:

As the Applicant on behalf of Judi's House/JAG Institute (JH/JAG), please accept this Site Plan submittal to begin review of the JH/JAG relocation to Aurora. The site for this proposed move is at the northeast corner of 25th Avenue and Fulton Street on vacant land originally owned by Aurora Public Schools but recently purchased by Judi's House. The assigned address is now 10125 E. 25th Avenue. The site was previously part of the Stapleton Aurora General Development Plan and is part of the Aurora Unified Development Ordinance code within the Mixed-Use – Original Aurora Main Street District (MU-OA-MS). No rezoning is anticipated for this site. The site is approximately 1.7 acres. The project is considered office space, used as grief counseling and research and will be approximately 26,117 sf.

Project Concept:

Judi's House was established in 2002 to provide free grieving support and care to children and caregivers. It was established by Brian Griese, whose own mother passed away when he was just twelve years old. Judi's House was established in her honor for Brian to give back to children and teens who were also grieving the loss of a parent, sibling or other loved one. JAG (Judith Ann Griese Foundation) is the research component that supports Judi's House.

Judi's House and JAG Institute are looking to relocate into a larger space and join within one building from their two current locations on Gaylord Street in Denver. The existing facilities are across a busy Denver street from each other and they hope to establish a location which allows them to co-locate for effective grief counseling supported by integrated research. They are devoted to providing free research-based care to grieving children and their families. They serve families, at no cost, from the entire Metro area and have been in talks with Aurora Public Schools regarding this vacant land opportunity. The site is Tract P of the Stapleton Aurora Subdivision Filing No.2 and is approximately 72,708 sf. There does not appear to be any encumbrances on the site except for a 10' utility easement on all 4 sides of the lot. We hope to remove this easement on the north and west side so we can plant trees. The site is south of Tract A which serves as an access and drainage easement for the Stapleton Development.

A goal of the planned project will be to create a "home environment" for their clients, one that is an "easy door to walk through." The two-story office space is planned to have several features of a residential quality, such as a front porch, outdoor space, big kitchen and dining area and associated parking. Another goal of the development is to be close to other residential, have restaurants, open space and trails for staff and visitors close by, as well as be

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easily accessible for clients arriving from all over the Metro area. This site located at the northeast corner of 25th and Fulton fits within the vision of a new home by checking off many of the organizations wants and needs.

We believe we will hit all the requirements of the new code as well as respecting the flexibility that is within the Stapleton Aurora GDP. The facility is anticipated to take 9-12 months for construction and will begin once the entitlement process is completed and funding is acquired. The site was recently purchased from Aurora Public Schools, where it had been vacant land.

Architecture:

The building form combines one- and two-story volumes, with both gabled and flat roofs, to relate to the neighboring context. The building is set back from the property lines, allowing for variation in the massing, façade texture, and landscaping. The main floor of the building is slightly raised to create a front porch, enhancing the entry experience and residential character of the building. The massing and planning create a variety of spaces for staff and visitors to enjoy, while optimizing privacy requirements, solar access, and mountain views. As visitors to Judi’s House are primarily younger children, the design team intends to include interior and exterior elements that will invoke a sense of discovery, whimsy, and joy.

Exterior building materials are intended to be durable and timeless while embodying a residential character. Initial thoughts for primary façade materials include a combination of tumbled brick masonry and wood board-and-batten siding, with metal accents and operable windows. Site walls, planters, fence columns, and perimeter fencing would be of similar, complementary materials. Areas of enhanced brick detailing will add texture and richness to the building. Visible roofs are intended to be asphalt shingles of a complementary color. The project team will analyze a photovoltaic array as part of an overall strategy on sustainability; this decision is pending, including its size, location, and layout.

Landscape:

The project intends to provide the required landscaping per the Aurora code and the Stapleton Design Criteria. Exterior edge planting will be completed at the time of occupancy. Multi-use interior landscaped areas (behind fencing) are planned to be installed over time as volunteer projects. Landscaping is proven to assist in the healing of individuals and is an important component of the facility operations. A small interior courtyard is planned on the south side behind a 4’ fence and landscaped to further screen and area that may hold adult sessions. The backyard will be enclosed with a 6’ solid fencing of some type to help protect the children during their sessions. Although they may not technically be held to HIPPA standards, privacy for the children participating in the program is of the utmost importance. We have been granted permission to provide that 6’ fence at the 10’ buffer line along the north edge of the property if we follow the buffer landscape regulations.

Access:

Vehicular access is through two curb cuts along Galena Street into the proposed 50 car parking lot. Pedestrian access is off East 25th Avenue and Galena through connecting sidewalks to the front door. A public plaza area with seating is proposed at East 25th Avenue. Vehicular improvements will be made along 25th Avenue and a bike lane will be added along Fulton Street as determined as part of Aurora’s future planning efforts. Intersection accessible ramps will be brought up to current standards. Sidewalks within the site will be brought up to city standards and connect to the existing surrounding street network.

Parking:

The site plan attached shows that parking is met and exceeds Judi’s House’s needs based on their current programs and existing parking at their current facility. The traffic letter submitted at the first submittal also references their existing needs. It is short of the Aurora requirements of 2.5 spaces per 1,000 sf. gfa. The site plan is showing 50 spaces in the parking lot but need 63 parking spaces to meet code. We will be incorporating some parking reduction options allowed per the code section 146-4.6.4. Reductions we are requesting for this development include credit for bicycle parking and credit for on-street parking. The project is required to provide bicycle parking of 10% of the required automobile spaces or rounded up to 7 bike parking spaces (4 “Inverted U’s”). The bicycle parking shown on the plans is enough for 16 spaces (8 “Inverted U’s”). Per credit for Bicycle Parking, the number of required vehicle parking may be reduced at a ratio of one motor vehicle for each two additional secured bicycle spaces above the required, up to 5%. Per the allowed reduction, we are reducing through this standard up to 6 vehicular spaces, rounded down.

Additionally, we are requesting a parking alternative reduction by uses of credit for on-street parking. Parking is available on Galena Street and East 25th Avenue. Our calculation show there are up to 17 on-street parking spaces available adjacent to the JH/JAG site. Combined with the credit for bicycle parking we can exceed the required parking of 63 spaces by at least 10 spaces.

Parking alternative justification:

The current facility for JH/JAG Institute only has 50 spaces plus street parking available. They have been able to make it work because most of the employees work during the day and leave, where the visitors arrive at night. Staff (research and outreach) work during the day for regular business hours of 8:00-5:00, and in the evenings after much of the staff have left, families, volunteers and counselors arrive around 5:30 and are present until 8:00 p.m. Parking is and has historically been a shared use between the two shifts. The daytime staff count is averaged at 28 and, in the evening after 5:30 up to 75 visitors, volunteers and an average of 12 staff using the facility. Many take public transportation and JH/JAG is considering providing a shuttle service to the RTD stations. Of the visitors, the majority are the children being counseled and will come with a parent or relative. The use of the site for open space, outside play and outside counseling areas is more important to the JH/JAG program than providing unneeded and unwanted parking on the site.

Signage:

One monument sign is planned for the site in addition to standard code signage. The signage is tentatively planned at the main pedestrian access and will fall within the size and type requirements at this time. A separate signage application will follow this submittal.

Utilities:

Existing utility infrastructure will be used, and the project currently sees no need for any upgrades.

Drainage:

A drainage report will be required as part of the Site Plan review process. The site plan incorporates landscape buffers around the perimeter of the site prior to runoff discharging offsite. Water quality treatment for the project is provided downstream in the existing Water Quality Pond 224, located west of the site. Per

2nd Site Plan Letter of Introduction– Judi’s House/ JAG Institute

January 20, 2021

Page 4

coordination with Public Works, detention is not required for this site as runoff discharges to an improved major drainageway.

In the attached documents, you will also find an application and supporting materials as requested as part of the site plan submittal. We look forward to discussing this project in more detail if required.

Sincerely,

Davis Partnership Architects. PC



Julie M. Meenan Eck, ASLA
Senior Associate

Cc: File, JH/JAG



DAVIS
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ARCHITECTS

RESPONSE: 1/20/2021

RE: Initial Submission Review – Judi’s House/JAG Institute – Site Plan
Application Number: **DA-1787-09**
Case Numbers: **2020-6057-00**

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please reorganize the introduction letter to have a separate parking discussion section, and also include the justification for the waiver request. **Response: a section devoted to this has been added to the introduction letter.**
- Please add sight triangles as noted. Please review landscaping that will be within these sight triangles.
- Please address comments as they relate to accessible routes.
- Please provide details for all lighting on the site, including building lighting as well as bollards, if any.
Response: Comments referenced above have been picked up on the sheets and addressed further below.

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PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Name: NADINE CALDWELL
Address: Northwest Aurora Neighborhood Org. 2065 Florence St Aurora, CO 80010 Phone: 3033642859
Email: bnthdnth@comcast.net
Comment: We think this is a great project for that corner. Like that entryways are on Galena not 25th. They need to be aware that the corner of 25th and Fulton (and that lot) are often flooded during heavy rains.
Response: Thank you, we were not aware of the flooding.

2. Completeness and Clarity of the Application

- 2A. In the discussion regarding the proposed parking reduction, please include the number of staff at the facility during the day versus the evening so the Commission can better understand the demand throughout the day.
Response: This item has been addressed within the cover letter.
- 2B. You may want to note that on-street parking is available on Galena Street and E. 25th Avenue for any overflow.
Response: We have addressed this comment within the cover letter.
- 2C. What is the “EPDM” material? Please note that EIFS is not a permitted building material in the City of

Aurora, and staff needs to determine that this product is not EIFS.

Response: EPDM is a common rubberized roofing material that we are using on our flat roofs. There is no EIFS used on this project.

2D. Please provide a letter of approval of the Schematic Design by the Stapleton Design Review Committee. **Response: Letter is submitted with this resubmittal.**

2E. Please provide cut sheets for lighting proposed on the building and bollards, if any. All lighting must be downcast.

Response: The cut sheets have been included. The only lights that are not downcast are decorative lighting that are mounted to the building and only light up the wood soffits. We believe this is allowed per 4.9.4.A.1 in the Aurora Unified Development Ordinance.

3. Streets and Pedestrian Issues

3A. Provide crosswalks within the site connecting the building with the street across the parking lot. **Response: We have added accessible ramps.**

3B. Label bike racks on all sheets. **Response: Bike racks are now labeled.**

4. Parking Issues

4A. A detailed discussion regarding required parking is provided in the introduction letter. Please separate this out as a separate Parking Adjustment Request section. If you have data on operations and parking demand at the current location, include that as part of the discussion to support the rationale for the adjustment.

Response: Letter of introduction has been amended per this comment.

4B. Please note that on-street parking is available on Galena Street as well as E. 25th Avenue. **Response: we are taking advantage of this parking for one of our parking alternative requests.**

4C. If requesting credit for the EV charging stations, they will have to be provided concurrent with the construction of the building. Please remove the "future" label.

Response: The EV charging stations have been removed from the project and will no longer appear on the plans.

5. Architectural and Urban Design Issues

5A. On the elevations, please remove the shading.

Response: This has been addressed.

5B. Please provide labels as to materials and colors on the elevations.

Response: This has been addressed. Please refer to elevation keynotes for building materials and elements descriptions, sheet 07 and sheet 08. Expected colors are as shown on the elevations.

5C. Please indicate the screen walls as mechanical equipment areas.

Response: We updated the location and quantity of mechanical equipment that are located at grade. As is showing in the plans and elevations, condensers

on the north of the building will be screened by the back wood fence along the property line. There will also be condensers in the Trash Enclosure. The only other condenser will be on the west side of the building, is screened by the main wood fence, and is outside of the 10' buffer. This location was driven by a max length of piping from the condenser to its mechanical unit that serves this side of the building, while still keeping it out of the area where children will be playing in the backyard.

6. Signage Issues

6A. Please dash in on the elevations a scaled representation of where signage is proposed on the building.

Response: We currently have no signage planned for on the building but have dashed the monument sign on the elevation sheets. The only other signage is life safety and fire signage.

6B. Please include a label pointing out the monument sign location on the site plan. Include a scaled version of the sign footprint.

Response: The monument sign is noted on sheet 3.

6C. Please provide a detail of the monument sign. No text or design is required for the sign itself, just the base design as well as an illustration of height.

Response: sign details are shown on sheet 9.

7. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org /

Comments in bright teal)

Sheet 5 Landscape Plan

7A. A second landscape sheet is necessary as the landscape palette needs to be enlarged and the landscape notes need to be provided. Refer to the Landscape Reference Manual available online. Include in the landscape notes the type of edger being used, also describe the rock mulch types proposed that correspond with the type 1 and type 2's listed below.

Response: A sheet has been added and notes have been updated.

7B. Show the sight distance triangles at the respective intersections.

Response: Sight triangle now shown

7C. Darken the hatches indicated in the legend.

Response: Hatches updated.

7D. The pre-application response letter indicated that the irrigation would be design build. The city requires that a separate irrigation plan be submitted. Design build is not permitted as our Water Conservation Division will approve of your irrigation plan. It is a separate application and fee. Contact Tim York (303) 326-8819.

Response: Response of design build was intended to mean irrigation consultant is not a part of the design team. The contractor will provide irrigations plans according to the regulations at a later but appropriate time

during building review.

7E. Provide a table for with square footages and percentages of the high water use vs. low water use landscape areas. High water use being sod low water use shrub beds.

Response: A new table has been added to the sheet.

7F. Provide a building perimeter landscape table. The requirement appears to have been met but must be documented. Break the table down by building side and the requirements per side. One tree or tree equivalent per 40 linear feet.

Response: Building perimeter table has been added.

7G. Remove the note regarding the utility easement. According to the Site Plan, the existing easements will be vacated by a separate document. Adjust the shrub plantings accordingly, however, they must meet the 1 per 40 sf of curbside landscape.

Response: It has been determined that the 10' utility easements will not be vacated, and the civil utility plan has been corrected.

7H. Update the landscape tables provided to include the requested information.

Response: Noted and updated.

7I. Double check the width of the curbside landscape along E. 25th Avenue, but our Public Works Department is only proposing a 4' wide curbside landscape. That is from the back of walk to the face of curb. While shrubs may work, please locate the required street trees along the back of walk for more room to grow.

Response: We have removed trees along E 25th except at the corners and entry to the new facility due to room in the curbside area and for emphasis at the entry and the 2 corners.

7J. Pick two street trees for the E. 25th Avenue street frontage. No ornamentals. Street trees shall be deciduous canopy trees.

Response: We have removed trees along E 25th except at the corners and entry to the new facility due to room in the curbside area and for emphasis at the entry and corners.

7K. Dimension and label the street frontage buffers. They are measured from the back of walk.

Response: Buffers are dimensioned and labeled.

7L. If possible, please locate the storm pipe in the curbside landscape. Given the narrow space allocated for the street trees, they will have a better chance for long term survival if located behind the back of walk. But the proposed storm sewer will need to be relocated to do so.

Response: We have worked with civil on the location of these proposed utilities and where they could be adjusted, they have been.

7M. Do not show the interior of the building. Darken the building outline. **Response: Interior building has been removed from this plan.**

7N. Double check that these trees can be planted where they area as there appears to be a storm line conflict.

Response: We have worked with civil on all tree/utility conflict areas and adjusted where needed.

7O. Darken the ornamental fence.

Response: Fence has been made more visible.

7P. There appears to be a water line running through the parking lot island. Is it possible to adjust the water line location? See plan.

Response: We have worked with civil on the location of these proposed utilities and where they could be adjusted, they have been.

7Q. Why is the easement line so pronounced?

Response: We have adjusted line weights. Easements will remain and are not being vacated.

7R. Remove the labels pertaining to the existing utility easements where they are set to be vacated.

Response: Easements are no longer being vacated and this notation was removed on the utility plans.

7S. While a beautiful tree, the Saucer Magnolia have not proven to survive in Aurora. Denver has a few, but our Parks Department has had no luck with these surviving in Aurora.

Response: We have changed this species.

7T. Provide taller shrubs as indicated along the perimeter of the parking lot to ensure screening.

Response: We have screened the parking with taller shrubs.

7U. Adjust the placement of the trees in various locations due to conflicts with the storm inlets and storm lines.

Response: We have adjusted trees where there are conflicts.

7V. Pick two trees for along Fulton Street. Street trees should be deciduous canopy trees and not ornamental.

Response: We have made species changes.

7W. Provide the missing street name.

Response: Noted.

7X. Because the easement along the north is being vacated by a separate document, alternate the trees with some on the outside of the fence and some on the internal side of the fence.

Response: This easement is not being vacated and civil will be removing the note stating otherwise.

7Y. Change the property line to a traditional line type. A long dash and two short dashes in the legend and on the plan.

Response: Property line has been updated.

7Z. Turn off the build to line on the landscape plan and in the legend.

Response: Line has been turned off.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org) 8A. No additional comments: CAD file received. **Response: Noted.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Response: Noted, thank you.

9B. Add this 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 City Engineer.”

Response: Note added.

9C. Add this note: “The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the streetlights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.”

Response: Note added.

9D. A 15' lot corner radius is required.

Response: Lot corner radius added and will be dedicated by separate document.

9E. Label and dimension the existing sidewalk.

Response: Existing sidewalks labeled and dimensioned.

9F. Label curb ramps. Reference COA standard detail number for all ramps in ROW, typical.

Response: Curb ramps labeled and COA standard detail number referenced. The ramps along E. 25th Ave. are per COA S9.5 and the ones along Galena are per the detail provided on 1/15.

9G. Show/label required streetlights on adjacent streets. Add a note that the street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal.

Response: Existing streetlights labeled. Note added stating that final street light locations will be determined by photometric analysis. Existing streetlights along Fulton Street are along the west side of the road (even as you continue north of the site) and along E. 25th Ave. the existing lights are 250' apart per COA Criteria. No additional streetlights are anticipated.

9H. The sidewalk easement needs to be a minimum of 0.5' from the back of sidewalk, typical.

Response: Easement updated.

9I. Label cross pan.

Response: Cross pan updated.

9J. Advisory note for civil plans: All sump inlets will be required to show emergency overflow path and provide freeboard to FFE.

Response: Noted.

9K. What does this statement refer to? Undergrounding of overhead lines needs to be requested so the process can begin with Xcel Energy.

Response: Noted, the contractor will begin this process with Xcel Energy.

9L. 2% min slope for all non-paved areas, typical.

Response: Noted.

9M. Show/label required streetlights on adjacent streets. Add a note that the street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal.

Response: Existing streetlights labeled. Note added stating that final street light locations will be determined by photometric analysis. Existing streetlights along Fulton Street are along the west side of the road (even as you continue north of the site) and along E. 25th Ave. the existing lights are 250' apart per COA Criteria. No additional streetlights are anticipated.

9N. Include a proposed light fixture for the required streetlights.

Response: Current street light placement is in accordance with COA standards (250' between lights) and no streetlights are proposed for the Judi's House site.

10. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Traffic Letter

10A. No comments.

Response: Noted.

Site Plan

10B. Remove the 30'x30' sight triangle and add the COA STD TE-13.1 compliant

ones (see redlines).

Response: Sight triangles updated.

10C. Label stop signs at the Galena Street/25th Avenue intersection and add sight triangles.

Response: Stop signs added and labeled.

10D. This dimension needs to be 390', per COA STD TE-13.1.

Response: Sight triangles updated.

10E. Add a stop sign where noted on the driveways.

Response: Stop signs added and labeled.

10F. Add sight triangles per COA STD TE-13.1, use 240' for this dimension at northernmost portion of the site.

Response: Sight triangles updated.

10G. Add sight triangles per COA STD TE-13.1, use 280' dimension for the southernmost edge of the north driveway.

Response: Sight triangles updated.

10H. Review plantings in the sight triangles.

Response: Reviewed and confirmed plantings in sight triangles.

10I. Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'.

Response: note added.

11. Fire / Life Safety (Jeff Gorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

Sheet 1 Cover Sheet

11A. Remove this note This note is a duplicate.

Response: Note removed.

11B. Change to 2015 IBC.

Response: Note changed.

11C. State if the building is sprinklered.

Response: Building is fully sprinklered.

11D. List number of van accessible spaces.

Response: Both spaces are van accessible.

11E. List occupancy classification.

Response: This building is III-B, non-separated mixed-use, Business and Assembly.

Sheet 3 of 9

11F. Provide accessible ramp detail to include slope. Can be provided on a separate sheet. 11G. Replace ADA with Accessible TYP. **Response: ramp details added to detail sheet.**

11H. If this is part of the accessible route an accessible ramp will be required at this

location. **Response: accessible ramps have been added at all locations of accessible routes.**

- 11I. Provide detail for all accessible ramps. Locations must be shown on all sheets. Detail showing slope can be shown on a separate sheet. TYP. **Response: Ramp details have been added on the detail sheets.**
- 11J. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). TYP. **Response: these routes have been added to the sheet.**

Sheet 4 of 9 Grading & Utility Schematic

- 11K. Move this hydrant to this location.
Response: Hydrant moved.
- 11L. Area highlighted in yellow shall provide remain unobstructed.
Response: FDC with knox hardware was moved to fire riser room entrance and sidewalk connection to Fulton Street added.
- 11M. Extend the sidewalk in the areas highlighted in blue to provide unobstructed access to the entrance and FDC.
Response: FDC location updated and remains unobstructed.
- 11N. Show location of the fire sprinkler riser room.
Response: Riser room shown.
- 11O. Remove this fire hydrant.
Response: Hydrant removed.
- 11P. Replace HANDICAP with Accessible, typ.
Response: Text updated.

Sheet 5 of 9 Landscape Plan

- 11Q. Area in front of the entrance and FDC shall remain unobstructed to provide access to the fire department and allow the FDC to be visually seen from the roadway.
Response: FDC is shown as unobstructed.
- 11R. Show location of the new hydrant. No obstructions within 3' of the hydrants.
Response: New locations shown with appropriate clearing of landscaping.

Sheet 7 of 9 Building Elevations

- 11S. Show location of FDC and Sprinkler Riser Room Sign on elevations.
Response: Shown on elevations.
- 11T. Clearly identify the location of the knox boxes. Knox boxes Identified as a box with an X in the middle see reference below.
Response: Shown on elevations.

Sheet 8 of 9 Site Plan Details Sheet

- 11U. Provide Life Safety Detail. Reference below. Can be shown on a separate sheet.
Response: Detail added to sheet 10.

Sheet 9 of 9 Site Plan Details Sheet

11V. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). Maintain minimum 1 ft candle to all exterior accessible routes.

Response: A bold dashed line will be shown on the photometric plan detailing the path from the main entrance to the sidewalk, the main entrance to the ADA parking spot, and from the side entrance to the trash location. These paths meet the minimum 1fc as noted.

12. Aurora Water (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

12A. Please include 48-inch diameter in label on Sheet 4. **Response: Label updated.**

12B. Fire line to be DIP unless resistivity results on civil plans show corrosive soils. **Response: Label updated to DIP.**

12C. Per Aurora Water criteria, service line is to be Type K copper. **Response: Service line material updated.**

12D. Label existing 8-inch PVC water main. **Response: Existing water main labeled.**

12E. Connection seems to be made at an acute angle. Civil plans will require a detail for further review for the private connection to the public inlet. **Response: Noted, this will be evaluated with the civil CDs.**

12F. Show meter pits in tree lawn to ensure pits are accessible to Aurora Water maintenance personnel. **Response: Meter pits shown.**

13. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in mauve)

13A. No comments. **Response: Noted.**

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

14A. There may be some easement issues and some License Agreement issues. See any comments on the document(s). **Response: Noted.**

14B. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and Contact Grace Gray (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.**

14C. In the title block on all pages, add the Lot, Tract, Block, Subdivision designations for the location.

Response: Tract and subdivision added.

14D. Update Note 7 to read “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 updated.

14E. On Sheets 2, 3 and 4, add the Lot, Tract, Block, Subdivision designations for the locations noted.

Response: Tract and subdivision added.

14F. The entry sign may need to be covered by a License Agreement for the encroachment into the existing easement.

Response: Noted, sign was moved out of easement.

14G. On Sheet 3, label and dedicate the noted easement.

Response: This will be dedicated by separate document.

15. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

15A. Comments have not been received; they will be provided as part of the review letter for the second submission. **Response: noted.**



STAPLETON DESIGN INC.
7350 E. 29TH AVE. #200
DENVER, CO 80238

November 25, 2020

Via email Julie.Eck@davispartnership.com
Julie Eck
Davis Partnership Architects

Project: *Judi's House, Stapleton*
Re: *Sketch Plan Review*

Dear Julie:

The Stapleton Design Review Committee would like to thank you for your Schematic Design presentation to the committee. The SDRC is pleased with the design direction so far and would like to thank you for a thoughtful design. The SDRC recommends approval to your Schematic Design as follows:

Site Plan: **Approved**

Architecture: **Approved**

- Please include detail of typical wall sections, trash enclosure and roof top screening if any in your Design Development submission.

Landscape:

- Please increase all ornamental trees to min 2" caliper size.

Lighting and Photometric

- All exterior lightings shall have full cutoff fixtures. Include lighting cut sheets and photometric plan in your Design Development submission.

Signage

- Signage is reviewed separately and not part of this approval. Please submit your signage package when ready for SDRC review and approval.

Again, thank you for your Schematic Design presentation to the committee. Please schedule your Design Development presentation with Tammi Holloway at your earliest convenience. If you have any questions, please contact Merina Irfano at merina.irfano@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to be 'MJ', enclosed within a large, thin, hand-drawn oval.

Mark Johnson
Chair
Design Review Committee