



August 25, 2021

Rachid Rabbaa
Planning Division
15151 E Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: Initial Submission Review – Fairways at Lowry (One Dayton Village)
Case Number: 1969-4001-09
HKS Project No. 210433

Dear Rachid,

Enclosed herein is the comment response letter for the Initial Submission Review for Fairways at Lowry. The initial review comments that were provided on July 27, 2021, have been addressed and are included with this letter.

Please let me know if you have any questions or require any additional information.

Sincerely,

HARRIS KOCHER SMITH

Rachel Patton, P.E.
Project Manager

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please include a letter of introduction describing the proposal and describing the permitted fence material; and combine the site plan, landscape plan and fence plan into a single pdf (Planning)
Response: Acknowledged, see attached.
- Any trees or shrubs that need to be removed will need to be replaced. Show this on the landscape plan (Landscaping)
Response: Acknowledged, trees being removed have been added to the legend and labeled on associated sheets. Notes have been added to all landscape sheets to make contractor in the field aware of this stipulation.
- See comments related to Knox box location and gating detail (Fire and Life Safety)
Response: Acknowledged, knox boxes have been added in locations compliant with fire code.
- See comments related to fence and gate crossings of the easement (Real Property)
Response: Comment acknowledged thanks.
See comments related to civil plan revisions that are required for site changes (Civil Engineering)
Response: Comment acknowledged thanks.
Please show and label all existing trees and indicate which existing trees will be preserved or removed. (Forestry)
Response: Acknowledged, unique symbols have been added to plant legend to illustrate trees being preserved and trees being removed. Grading in areas being renovated has been added per Civil plans.

1. Planning

1A. Please include a letter of introduction describing the proposal in detail

Response: Acknowledged, see attached.

1B. Please describe the permitted fence material. fence shall be made of high-quality durable materials that require low maintenance.

Response: Acknowledged, fence and gate to be constructed of tubular steel and painted to match the existing railing/fencing on site. See elevations for additional detail.

1C. Please add a data block with all of the required information such as zoning, Notes, Legal Description, Graphic, etc. Please refer to the Site Plan Manual

https://www.auroragov.org/UserFiles/Servers/Server_1881137/Image/Planning/Site%20Plan%20Manual%209.21.2020.pdf

Response: Data block has been added.

1D. Please combine the site plan, landscape plan and fence plan into a single pdf in your resubmittal.

Response: Acknowledged.

1E. The Entry Gate Queuing Study will be reviewed in the next resubmittal.

Response: Comment acknowledged thanks.

2. Landscaping Issues (William Barrett / 303-739-7133 / wbarrett@auroragov.org/ Comments in bright teal w/red lettering)

1.A Any trees or shrubs that need to be removed will need to be replaced. Show this on the landscape plan. The plants locations can be moved if necessary.

- *Response: Acknowledged, trees being removed have been added to the legend and labeled on associated sheets. Notes have been added to all landscape sheets to make contractor in the field aware of this stipulation.*

3. Fire /Life Safety (Ted Caviness / 303-739-7464 / tcaviness@auroragov.org Comments in blue

FENCE PLAN/SHEET L2.10:

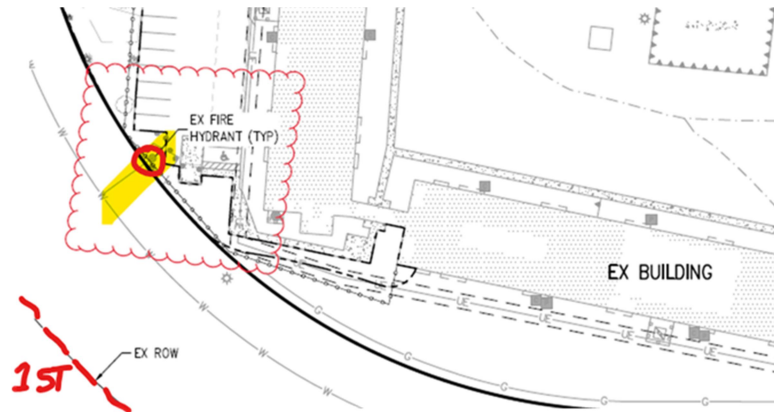
- See comment related to clearance under gates.
- *Response: Acknowledged, gates have been adjusted to maintain proper clearances.*
- See comment related to Knox box location on details.
- *Response: Acknowledged, knox boxes have been added in locations compliant with fire code.*
- See comment related to accessible components/means for gate details.
- *Response: Acknowledged, gate hardware has been labeled as ADA compliant and panic hardware has been added on the inside of all perimeter gates.*

SITE PLAN/SHEET 1 OF 4:

- See comment related to fire apparatus access roads.
Response: Fire access road shown on plans.
- See comment related to signage package.
Response: Signage callouts added.
- See comment related to emergency access requirements for electronic gates.
Response: Acknowledged.
- See comment related to speed bumps.
Response: There are no speed bumps proposed.
- See comment related to exterior accessible route.
- *Response: Note added.*
- See comment related to updating NOTE #4.
Response: Note 4 updated.
- See comment related to identifying building entrances.
- *Response: Note added.*

SITE PLAN/SHEET 2 OF 4:

- See comment related to need for more gating details.
- *Response: More gating details have been added.*
- See comment related to need for exit discharges to be identified.
Response: Comment acknowledged thanks.
- See comment related to emergency access requirements for electronic gates.
Response: Comment acknowledged thanks.
- See comment related to fire hydrant locations.
Response: Fire Hydrant is only supports interior of site according to Mike Dean (Fire/Life Safety Manager & Liaison to Aurora Fire Rescue). "As I see it, the fire hydrant in question is clearly located with the intent to support the structures interior of the site and not the adjacent street. Since your question is focused on the fire code requirement for fire hydrant coverage abutting streets (2015 IFC, Appendix B and C) and as such I would respond by saying that the two aurora and one Denver fire hydrant within proximity to this roundabout are adequate to cover this intersection without requiring access to this internal fire hydrant in question."



- See comment related to detail needed for fence too close to existing fire hydrant.
Response: Detail added.
- See comment related to fire lane labeling.
HKS Response: Fire lane labels added.
- See comment related to identifying signs.
Response: Signage callouts added.

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

There are several fence and gate crossings of the easement show herein. Contact Grace Gray at ggray@auroragov.org to start the License Agreement processes.

Response: Comment acknowledged thanks.

Site Plan

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4A. add this note here:

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.

HKS Response: Note added.

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4B. Add Subdivision name.

HKS Response: Subdivision name added.

4C. There are several fence and gate crossings of the easement show herein. Contact Grace Gray at ggray@auroragov.org to start the License Agreement processes.

HKS Response: Comment acknowledged thanks.

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4D. There are several fence and gate crossings of the easement show herein. Contact Grace Gray at ggray@auroragov.org to start the License Agreement processes.

HKS Response: Comment acknowledged thanks.

4E. Add Subdivision name.

HKS Response: Subdivision name added.

5.Civil Engineering (Kristin Tanabe/ ktanabe@auroragov.org / 303-739-7431/ Comments in green)

5A. Civil plan revisions are required for these site changes. Please submit the civil plan revisions. The site plan amendment will not be approved by public works until the civil plan revisions have been submitted.

HKS Response: Comment acknowledged thanks.

5B. Label slopes.

HKS Response: Slope Labels added.

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

6A. There could be trees affected by the perimeter fence. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Please show and label all existing trees and indicate which existing trees will be preserved or removed.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

- *Response: Acknowledged, trees being removed have been added to the legend and labeled on associated sheets. Notes have been added to all landscape sheets to make contractor in the field aware of this stipulation.*

6B. Please show and label all existing trees and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well.

Response: Acknowledged, unique symbols have been added to plant legend to illustrate trees being preserved and trees being removed.

6C. Will the trees adjacent to this be removed?

Response: Acknowledged, unique symbols have been added to plant legend to illustrate trees being preserved and trees being removed.

6D. There are three pine trees here (one is dead). Will these be removed for the fence? If so please add them to the plan and indicate that they will be removed.

Response: Acknowledged, a symbol for trees to be removed have been added to the plant legend and these trees have been labeled accordingly.

6E. Will the rest of the trees in proximity be removed?

Response: Acknowledged, unique symbols have been added to plant legend to illustrate trees being preserved and trees being removed.