

CKE ENGINEERING INC.

October 21, 2022

Liz Fuselier
City of Aurora
Planning and Development Services
15151 E. Alameda Ave., Suite 2300
Aurora CO 80012

RE: AUMHC Safety Net Campus 2nd Submittal Comment Responses
Application Number: DA-2322-00
Case Numbers: 2022-6036-00; 2022-3055-00

Dear Liz:

Below are comments provided by city staff in regards to the AUMHC Safety Net Campus project. Our responses are provided in ***Bold Italics*** beneath the comment provided.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. All adjustment requests must be submitted with each individual site plan. You may reference these “future” adjustment requests in the Letter of Introduction. Adjustments may not appear on the Master Site Plan. Please remove with the next submission.

Adjustments have been taken off of the MSP. Adjustments have been listed as “FUTURE” in the Narrative.

1B. See Data Table comments. This data should come in with each individual site plan. You may add the general code requirements but not specific to any proposed development.

The Site Data Table has been updated as noted.

1C. Adjustment requests for future individual site plans may be discussed in the Letter of Introduction.

Adjustments have been listed as “FUTURE” in the Narrative.

1D. This should read: Master Site Plan Notes.

Revised as noted.

1E. Any reference to a MP should be corrected to read: Master Site Plan.

Notes revised as noted.

1F. Remove Master Site Plan Note #26.

Note 26 has been removed.

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2. Architectural and Urban Design

2A. Sheet 11: For design standards, please include language indicating compliance with UDO standards.

Language has been updated to reflect UDO standards governing design.

2B. Reference specific code sections for each major heading. Include code sections for Architectural Design Standards, building materials, roofing, landscape standards, site furnishing, site lighting and fencing.

All requested code references have been added to corresponding headings.

2C. Add the following note to all major development standard sections: *The Master Site Plan will be interpreted to mean all standards contained in the Master Site Plan will meet or exceed all city code requirements.*

Note added immediately following Architectural Design Standards heading, Site Planning Standards heading, and Landscaping Standards heading.

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

3A. Remove adjustment requests from the cover sheet. Do not request adjustments with the master plan. They should be included with the specific site plans where the impacts are occurring. Those plans should include the mitigating measures that are being offered to offset the adjustments. The adjustments can't truly be evaluated or approved at the Master Plan level since there is no site plan to evaluate them against and no way to review any mitigating measures being offered to offset the adjustments.

Adjustment requests have been removed from sheets and will be included with each individual site plan submittal.

3B. See note: Street and non-street buffers, detention pond.

Note has been amended to include requested language.

3C. Use a different hatch for this area. It reads well in the legend here, but it does not read like this on the plan.

Hatch has been updated, see revised plans.

3D. Sheet 10: All of this can be removed from this plan set but will be required when each individual site plan for the phases is submitted.

Landscape Data calculations have been removed and will be provided with each individual site plan submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7403 / JBingham@auroragov.org / Comments in green)

4A. Label the existing retaining wall.

Existing retaining wall labeled.

4B. What happens to the fire lane easement? It looks like the end of it may be blocked by the text.

The easement dead ends and is less than 150 lf so fire trucks can back out. Text has been moved for clarity.

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4C. Provide a sidewalk easement set back 0.5' behind any public ramps or sidewalk that does not fit within the existing sidewalk easement or ROW.

Sidewalk easement added as noted.

4D. Label/dimension all existing sidewalks.

Dimensions added to existing sidewalks in Potomac ROW.

4E. Advisory: per ADA requirements, if sidewalks are less than 60 inches (5 feet) across, passing spaces must be constructed at set intervals. These passing spaces must measure at least 60 inches on all sides and must be located at least every 200 feet.

Comment noted and will comply if 4' sidewalks are used for the individual site plans for each lot.

4F. A drainage easement is required for any permanent BMP. Underdrains are required for rain gardens. If this is just a swale, please label the slope and identify as such.

This is just a swale.

4G. *Plat:* The access easement and drainage easement should not overlap.

Easements abut and do not overlap.

5. Traffic Engineering (Carl Harline / 303-739-7584 / CHarline@auroragov.org / Comments in amber)

5A. No Traffic comments were provided at the time of review. Please contact the reviewer directly to receive comments and incorporate redlines and revisions in the resubmittal. Included comment responses in the response letter.

Noted.

6. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

6A. If the cumulative square footage exceeds 124,000', a second and approved point of access will be required. If the height any building exceeds 30' in height or is 3 stories in height, a second point of access will be required.

Per our meeting, the site will have 1 point of access.

6B. Remove additional site plan notes. These notes are redundant to the notes provided in the site plan notes.

Notes removed.

6C. Site specific elements will be reviewed and approved at the time of site plan submittal, not during this master plan application.

Noted.

6D. Provide a note that speaks to the requirement to be code compliant with two approved and separate points of access for this.

Per our meeting, the site will have 1 point of access. We already have note #2 on sheet 3 of 11.

6E. Advisory comment: Second point may be required if: Buildings exceed 30' in height or 3 stories in height, site has a gross building area of up to 124,000' where all Buildings are equipped with an approved automatic sprinkler system, and buildings more than 62,000 square feet.

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This site meets all requirements except the height requirement. Per our meeting, the site will have 1 point of access.

6F. If this is to be used as a Master Plan, it seems that all buildings shown should be identified as future buildings. Work with Planning to determine vernacular required for Master Plans.
Per conversations with planning, the way the buildings are noted is acceptable.

6G. Gating elements will be reviewed at the time of site plan submittal.
Comment noted.

6H. Advisory comment: Multi-family having more than 100 dwelling units shall be equipped with two separate and approved fire apparatus access roads. Multi-family having more than 200 dwelling units shall be equipped with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.
There will only be approximately 40 multi-family units. Well below the requirement above.

6I. The fire lane easement delineation appears to be covered. Revise by showing the fire lane easement.
Text moved for clarity.

7. Aurora Water (Iman Ghazali / 303-739-7490 / ighazali@auroragov.org / Comments in red)
7A. Approved.

8. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

8A. Please contact Aurora Forestry and provide the appraisal for tree mitigation. Show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Show a tree mitigation chart within the tree mitigation sheet. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.
A tree mitigation plan has been added to the plan set which reflects the tree inventory and assessment completed by Colorado Tree Consultants on 8/18/2022 and 10/17/2022. Specific tree mitigation replacements will be determined at the individual site plan submittals.

9. Real Property (Roger Nelson / 303-739-7294 / RNelson@auroragov.org / Comments in magenta)

Master Site Plan

9A. Retaining Wall within the 10' utility easement will require a license agreement.
Comment noted.

9B. 4" Irrigation Sleeve & 1 1/2" Irrigation Line Licenses. Bk 5101, Pg. 734? Has this license been revoked?
No and this has been added on the site plan.

9C. Label Water Easement?
Water easements called out. Note some have moved with the relocation of fire hydrants.

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9D. Bk. 5130, Pg. 166 shows additional easements that were reserved. Have these been vacated?
These easements are in the process of being vacated and will be vacated prior to the approval of the Master Site Plan and Plat.

9E. Retaining Wall within the 10' utility easement will require a license agreement.
Comment Noted.

Plat

9F. Title work must be within 120 days of plat acceptance date. Provide an updated title commitment.

Per our meeting, the site will have 1 point of access.

9G. 5Common Use Agreement, RTD & CDOT Rec. No. D3108479
This item is not located on our property.

50' Utility Easement COA Bk 3665, Pg 459?

This item is not in our title work. If your records show something different, please forward this to us.

9H. 4" Irrigation Sleeve & 1 1/2" Irrigation Line Licenses.
Bk 5101, Pg. 734?

These items have been added to the site plan and plat.

9I. Label Existing Easement B&D's per COA 2022 Subdivision Plat Checklist.
Information added to plat.

9J. Duplicated Distances? Bk. 5130, Pg. 166 shows additional easements that were reserved.
Have these been vacated?
Nice catch. Thank you.

9K. Closure Report shows: D = 15°48'39"
Plat has been revised to match the closure.

9L. Label Arc Length or distance?
The information has been updated.

10. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com) 10A. Please see attached letter.
Noted.

If you have any questions or concerns, please do not hesitate to contact us at your earliest convenience.

Joe Coco
CKE Engineering Inc.