

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



September 2, 2022

Brian Botnick  
Botnick Realty  
1855 S Pearl St Ste 20  
Denver, CO 80210

**Re: Initial Submission Review – Bloom at Sterling Hills Site Plan**  
Application Number: **DA-1052-25**  
Case Numbers: **2022 4044 00**

Dear Mr. Botnick

Thank you for your initial submission, which we started to process on Monday, August 8, 2022. We have reviewed your plans 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, September 23, 2022. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any changes to your documents other than those requested, be sure to list them in your letter.

Staff encourages an interdepartmental meeting. These coordination meetings can be set up through the project manager Brit Vigil ([bvigil@auroragov.org](mailto:bvigil@auroragov.org)). To meet directly regarding planning questions, please contact the case manager – Ariana Muca ([amuca@auroragov.org](mailto:amuca@auroragov.org)).

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, November 9, 2022. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner I

cc: Matt Buono Centerpoint Engineering  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Brit Vigil, ODA  
Filed: K:\\$DA\1052 25rev1.rtf



## *First Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- The landscape plans are missing correct plant quantities, parking lot landscaping, and buffer requirements (Landscape).
- Submit detailed plans and calculations to verify compliance with outdoor space requirements (Planning).
- Update the retaining walls to meet the code standard – 8' maximum (Public Works).
- Accessible parking is not meeting distance requirements and needs to be relocated (Fire and Life Safety).
- Include pedestrian connections to Villanova (NWC) and Flanders.
- The community building and amenity space in the middle need to be part of this proposal in detail.
- Traffic comments will be forwarded by the traffic engineer.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. A development fee has been paid – thank you.
- 1B. No citizen comments at this time.

#### **2. Adjustments**

- 2A. The site plan is currently not meeting UDO standards in terms of covered parking, amenity space, street frontage, outdoor staircases, four-sided building design, and various landscape requirements. Staff encourages the applicant read through the review and meet to discuss design ideas ahead of the second submission.

#### **3. Completeness and Clarity of the Application**

- 3A. This application should not have been accepted without an introduction letter and response to pre-application notes. Please submit these items upon the second submission (see site plan manual).
- 3B. Adjustments may need to be established for the application. All adjustments need to be added to the site plan's introduction letter and cover page. Typically, this will include an explanation of why the code cannot be met and mitigations measures proposed to meet the purpose and intent of the regulation being adjusted.
- 3C. The title should read Bloom at Sterling Hills Botnick Multi-Family Site Plan.
- 3D. Enlarge the Vicinity Map as per the manual; the vicinity map should be 3 inches by 4 at a scale that the map includes the closes arterial street intersection and all surrounding local roads. The perimeter roads need to be labeled.
- 3E. Add an Amendment block. It should be 2 inches to 3 inches.
- 3F. The sheet index number convention should be simply 1, 2, 3, etc.
- 3G. Please identify the adjacent zone districts on Sheet 2 – the site plan.
- 3H. Scale and north arrow should be on every sheet.
- 3I. You have indicated monument signage for the application. Please include site detail, elevations, and monument signage on site plans. One sign is permitted based on the one frontage (Villanova Place). Please update the Data Block accordingly.
- 3J. Please include a scaled context site plan of parcels 15 and 5 per the Hutchinson Heights Master Plan to understand the site circulation with reference to block length. Per Section 146-4.3.9, the maximum block length and width shall be 700 feet, and the perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800 feet. In addition, each block shall be bordered by public or private streets meeting the requirements of Section 146-4.5 or by private common space or dedicated parkland or open space at least 30 feet in width with a sidewalk connecting one street to another. The overall aim is to create a logical street and sidewalk network within the development.
- 3K. Where is the trash enclosure on the site plan? Please clarify where trash pickup is occurring. Will there be large trash/recycling dumpsters for all residents, or will each unit have its own bins? If there will be dumpsters, the locations need to be identified on the Site Plan, and they must be within enclosures that match the architecture of the buildings.
- 3L. The parking table should not be on the site plan. It is part of the Data Block. Example of a Data Block below:



### 3M. Address lighting questions from the redlines.

#### DATA BLOCK:

TOTAL PARCEL LAND AREA	858,418 SF (19.707 AC)
TOTAL BUILDING COVERAGE (INCLUDING ACCESSORY STRUCTURES & CARPORTS)	173,171SF (20%)
DRIVES	212,461 SF (24.7%)
WALKS, POOL DECK & PLAYGROUND PAVING	87,559 (10.3%)
OPEN SPACE - LANDSCAPE AREA	385,227 SF (45%)
OUTDOOR USABLE SPACE	20% MINIMUM REQUIRED = 171,684 SF TOTAL PROVIDED = 174,131.13 SF (20.3%)
NUMBER OF BUILDINGS	27 (14 RESIDENTIAL, 1 CLUBHOUSE, 14 DETACHED GARAGE, 1 STORAGE BLDG)
BUILDING HEIGHT	44'-5" (55' MAX.)
# OF DWELLING UNITS	336
BUILDING CONSTRUCTION TYPE	V-B
2015 IBC OCCUPANCIES	R-2, B, A, U
FIRE PROTECTION	RESIDENTIAL BUILDINGS - NFPA 13-R ACCESSORY BUILDINGS & CLUBHOUSE - NOT SPRINKLED
AMENITY SQUARE FOOTAGES	CLUBHOUSE/LEASING = 5,084 SF POOL & POOL DECK = 5,755 SF STORAGE = 2,100 SF
PRESENT ZONING CLASSIFICATION	PD sub-area 'C', MF-SMALL (MURPHY CREEK MASTER PLAN)
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	MULTIFAMILY DWELLINGS CONTAINING MORE THAN 24 UNITS = 98 SF x 4 (1 ALLOWED PER STREET FRONTAGE) =384 SF
PROPOSED TOTAL SIGN AREA	0 SF
PROPOSED NUMBER OF SIGNS	0
PROPOSED MONUMENT SIGNS	2
PROPOSED MONUMENT SIGN AREA	44.34 SF MAX EACH

Parking Required		On-Site Parking Provided	
Type	Spaces Required	Type	Spaces
Residents	336	Residents	436
Guest	68	Guest	68
Total	404		504
Covered	175	Covered	178
Covered & Connected	88	Covered & Connected	90

#### 4.Urban Design Issues

- 4A. Label each building a, b, and c. Provide each building length and width on the site plan (page 2).
- 4B. Per Section 146-3.3.2.H, each multi-family dwelling unit structure shall be accessed from a public or private street. The southwest building is currently not proposed to access the road and will require an adjustment. Additionally, all of the multi-family buildings need to have pedestrian access to Villanova Place. On-site outdoor space shall occupy a minimum of 20% of the site (per section 3.3.2.H.7). Multi-family development must include adequate usable common space and amenities per code. Twenty percent of the site will be designed as usable green spaces and common gathering spaces such as courtyards and



plazas. Outdoor amenities such as pools and basketball courts, dog parks, private balconies, and rooftop amenities may also contribute to the requirement. Detention ponds may only count toward the requirement for the portions designed to include usable green space and common gathering space the expectation is that significant portions of the open spaces are consolidated into “large” centrally located amenities. Typically, usable turf areas should have a minimum dimension of 50 feet. Smaller hardscape gathering spaces also count toward the requirement. Normally, these spaces will have a minimum dimension of 15 feet. Landscape buffers, building landscaping, parking lot landscaping, and other required landscape features typically do not count toward the outdoor space requirements.

*\*A potential approach to increase usable space and mitigate the lack of street network and public realm may be to look at moving buildings 2,3,4 and 7 back perhaps 12'-15'. The space behind these buildings appears to be largely inaccessible and not usable. Moving the buildings back may afford more opportunities in the front of the building to develop more of a promenade along the parking lot with tree cut-outs along the parking lot, wide sidewalks perhaps 12+ ' wide with nodes of amenity spaces, pedestrian-scaled lighting along the stretch. This may make the space behind building 1 more accessible as well.*

- 4C. There is a nice sidewalk connection started within the site plan, but all of the sidewalks will need to be enlarged to 5.5' in width.
- 4D. The expectation is for a stair connection to Villanova at the northwest corner and a connection to Flanders on the east.
- 4E. A robust drive crossing treatment in front of building 2 to the common amenity space should be include with exceptional width and distinctive markings and pavement treatments.
- 4F. Twenty-five bicycle parking spaces are required by the UDO (1 bicycle parking space per 5 units). Please update the Data Block to reflect this, show the locations on all sheets, and include a detail of the rack within the plan set.
- 4G. Include typical dimensions of all parking spaces, including two-car garages, one-car garages, and surface spaces.
- 4H. The site plan is required to provide 63 covered parking spaces per the code. Please add 5 more covered parking spaces to meet the code. An adjustment on covered parking would not be supported.

## 5. Architecture Issues

- 5A. Include a Key Map on each elevation sheet so it is clear where each building/elevation is located within the scope of the project.
- 5B. The community building and site design need to be part of this proposal.
- 5C. Although not a requirement, staff recommends providing a rendering of the site/buildings prior to the Planning and Zoning Commission hearing as it helps illustrate the building architecture better than 2D elevations.
- 5D. Upload a material/color board as a PDF with the next submittal that includes a picture/detail of the proposed materials and colors.
- 5E. As per the UDO, provide a material breakdown for each building (not each elevation). The material breakdown should be located on each elevation sheet and show a single calculation of material/percentage.

Table 4.8-6 Masonry Standards for Single-Family Attached and Multifamily	
Type of Structure	Minimum Percentage of Masonry on Net Façade Area (not each elevation)
Single-family attached	Either: <ul style="list-style-type: none"><li>• 50 percent shall be clad in brick or stone; or</li><li>• 75 percent shall be clad in stucco; or</li><li>• 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.</li></ul>
Multifamily (excluding two-family)	Either: <ul style="list-style-type: none"><li>• 60 percent (or 30 percent for an Affordable Housing Structure) shall be clad in brick or stone; or</li><li>• 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in stucco; or</li><li>• 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in a combination of stucco and brick, or stucco and stone.</li></ul>



- 5F. As per the UDO section 3.3.2.h, multi-family dwelling structures with outside staircases leading to units on floors above the ground floor are prohibited.
- 5G. The UDO section 4.8.5.C.2 highlights the requirements for a base, middle, and cap for multi-family buildings. The rear elevation needs to be updated to have a base throughout the elevation not just in part.
- 5H. Further, the articulation on the side elevations with the inclusion of windows on the elevations.
- 5I. Although most of the proposed building elevations are consistent with UDO requirements, there are a few elements that need to be improved. The elevations that will be visible from adjacent street frontages are the most important.
- 5J. Per Section 4.6.5.7, the garage should include at least four-square feet of window area, or the garage doors can have windows.
- 5K. Will there be any building utilities or equipment? That does need to be shown on the site plan set.
- 5L. Include a note on the Building Elevation sheets that notes what percentage of units will have a balcony and what the size range of those balconies will be to ensure compliance with the UDO requirements. Balconies can contribute to part of the 20% of outdoor space.
- 5M. Per Section 146-3.3.2.H, each multi-family dwelling unit structure shall be accessed from a public or private street. The expectation is buildings along the road will have functional entrances oriented to the street with direct connections to the public sidewalk.
- Ground floor units shall have front doors oriented to and be accessible from the public sidewalk.
  - Ground floor units – the expectation with the ground floor unit is that the door needs to be fully functional as a front door as opposed to sliding glass. These entrances need to connect to the street or internal sidewalk network. These entrance places have the patio space delineated with low walls or fence and vertical landscape elements to delineate the private space.

**6. Landscaping Issues (Bill Tesauro / 954-266-6489 / [btesauro@auroragov.org](mailto:btesauro@auroragov.org) / Comments in bright red)**

*Landscape Plan A*

- 6A. Correct the qty of "sm" on the plant list (11).
- 6B. Correct the qty of "wh" on the plant list (6).
- 6C. Dimension and Label the buffer.
- 6D. Provide curbside landscaping.
- 6E. Please provide a tree disposition plan to review with names of the existing trees and shrubs.
- 6F. Also please provide tree protection barricades.
- 6G. Please label and indicate monument sign.
- 6H. Indicate and label all lights on all landscape plans.
- 6I. Label and dimension all easements
- 6J. Include all proposed and existing utilities and easements.
- 6K. Provide/label the proposed retaining walls (typical).
- 6L. Provide/label/dimension all easements and move landscape if needed.
- 6M. Provide/label all property lines.
- 6N. Provide all underground utility lines, as it appears that there are many conflicts with proposed landscaping.
- 6O. Please indicate and label all fire hydrants and FDC's.
- 6P. A tree is needed here.
- 6Q. Label and dimension landscape buffer.
- 6R. Clarify and provide what is proposed in this area.
- 6S. Label and indicate parking spaces; also, no more than 15 spaces in a row w/o a landscape island (typical).
- 6T. 6 shrubs per island.
- 6U. No more than 15 parking spaces in a row without a landscaped parking lot island.
- 6V. Please change from 2-sm to the correct 3 shrubs.



- 6W. There is a proposed retaining wall in this location. Ensure that the landscaping as proposed will work with the retaining wall.
- 6X. Indicate and label proposed mail boxes bike racks, fire hydrants, and fences.
- 6Y. Indicate and label proposed retaining walls (typical); also provide a detail of proposed wall.
- 6Z. Indicate OH lines on plans and move trees to allow for proper separation from them.
- 6AA. Please label trees.
- 6BB. Label and dimension landscape buffer.
- 6CC. 6 shrubs per Island.
- 6DD. Label what these are. Carports or garages?

*Sheet L2.0 – Landscape Plan B*

- 6EE. Darken all hatching.
- 6FF. Provide the width of the landscape island (typical) and provide a tree and six shrubs.
- 6GG. Label and dimension landscape buffer and existing trees.
- 6HH. Label and dimension landscape buffer and curbside landscaping.
- 6II. Provide and label the proposed dumpster and enclosure per site plan.

*Sheet L3.0 Landscape Notes*

- 6JJ. Add a curbside landscape chart for East Vilanova Place and East Flanders Street.
- 6KK. Provide a plan w/hatching and % for water use no more than 33% sod.
- 6LL. Do not include any contractor notes as the city does not review landscape construction drawings. Update the notes accordingly. Provide only the required landscape notes as found in the Landscape Reference Manual and notes regarding mulch treatments.
- 6MM. Clarify the proposed trees.
- 6NN. 21 trees required.
- 6OO. 210 shrubs required.
- 6PP. 45 shrubs required.
- 6QQ. 5 trees required.
- 6RR. Change Label to East Flanders Street.
- 6SS. Provide this note on mitigation plans.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 7A. Include 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. More information can be found at:

<http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

**8. Civil Engineering** (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))

- 8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

*Cover Sheet*

*1 of 15*

- 8B. Please include all required site plan notes including: 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 the City Engineer. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

8C. Remove reuse of document note on all sheets.

#### *Site Plan*

*2 of 15*

- 8D. Label all inside and outside fire lane radii.
- 8E. Is this a proposed ramp? If so, a receiving ramp on the other side of the drive is required.
- 8F. Label the existing retaining walls.
- 8G. What is this a doorway to? The labels appear to cover up the linework for any proposed building.
- 8H. Dimension all existing and proposed sidewalks.
- 8I. Label proposed garages or carports.
- 8J. Public streetlights are required on Villanova and Flanders. Please show the proposed locations of the streetlights.
- 8K. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 8L. Are there proposed ramps here?
- 8M. What is the bold line?
- 8N. Updated, detached curb ramps should be provided on both sides of the access.
- 8O. Label all curb return radii, typical.
- 8P. Label the proposed fire lane easement.
- 8Q. Label all existing and proposed all cross pans.
- 8R. Show/label all proposed stop signs.
- 8S. These curb ramps are required to be updated to current standards.

#### *Grading Plan*

*3 of 15*

- 8T. Label the slope in the proposed swale, a minimum of 2%.
- 8U. Provide the max height or height range for the proposed retaining walls. Any retaining walls over 30" require a railing. Any CIP walls and any walls over 4' requires structural calculations.
- 8V. The minimum slope away from the building is 5% for 10' for landscape areas and a minimum of 2% for impervious areas.
- 8W. Provide a typical section for the proposed walls. Include the material for the walls and railing.
- 8X. Label the approach grade for the access up to the public street.
- 8Y. Indicate the street name and ROW width on this sheet.
- 8Z. Indicate the street name and ROW width on this sheet.
- 8AA. Indicate the 100-year WSEL in the pond. If the intent is to use the existing pond, it shall be brought up to current standards including providing maintenance access to the bottom of the pond. A drainage easement is required and an access easement should connect the drainage easement to the ROW from within the site.
- 8BB. Indicate the height of the existing retaining walls.
- 8CC. Add a note indicating whether the storm sewer is public or private and who will maintain it.
- 8DD. Add a slope label in this area. Minimum 2% in unpaved areas.
- 8EE. The maximum height of all retaining walls is 4'.
- 8FF. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building."
- 8GG. Provide slope arrows or spot elevations indicating that the max slope in any direction for the ADA parking spaces is 2%.



8HH. Max cross slope in fire lane easements is 4%.

*Utility Plan*

*4 of 15*

8II. Add a note indicating whether the storm sewer is public or private and who will maintain it.

*Landscape Plan*

*5 & 6 of 15*

8JJ. Show contours on the landscape sheets.

8KK. Show all underground storm sewers on the landscape sheets. Ensure trees are a minimum of 10' from all storm sewers.

8LL. Show the location of the swales on the landscape sheets. Ensure proposed plantings will not interfere with inlets or the function of the swale.

8MM. Show the 100-year WSEL for the detention pond in this location. All plantings shall be above the 100-year WSEL. Coordinate the location of the required maintenance access with the site plan. Please also show the location of the drainage easement on this sheet.

**9.Traffic Engineering** (Sylvia Lopo / 303-339-0440 / [slopo@auroragov.org](mailto:slopo@auroragov.org) / Comments in amber)

9A. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.

**10.Utilities** (Steven Dekoskie / 303-739-7490/ [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

*Utility Plan*

*4 of 15*

10A. Water fixture unit tables are required for each building to determine the water meter size.

10B. Double sweep cleanouts are required for all buildings.

10C. Water service lines must be outside of the swales. 4.5' min cover(typ).

10D. What's the depth of the swale?

10E. Label the Irrigation meter.

10F. Set water meters in front of each building served, this should be a straight run from the main to the meter, and to the building. All water meters must be individually connected to the main. Water meters must be in a landscaped area. Show fire sprinkler connections.

10G. What is this manhole serving?

10H. Individual water service connections to the main are required. Water meters must be 2.5' apart from the other (edge of meter pit).

10I. Locate the water meter for this building on this side. 10' pocket easement required.

10J. What size is the sanitary service line? Double sweep cleanouts required - all buildings. This manhole may not be needed depending on the service line size.

**11.Fire / Life Safety** (Mike Dean / 303-739-7447 / [mdean@auroragov.org](mailto:mdean@auroragov.org) / Comments in blue)

*Cover Sheet*

*1 of 15*

11A. Update Site Plan Note 2 as given on the site plan.

11B. Revise to International Code Council commonly cited as ICC A117.1-2009 Edition in note 4.

11C. In the Data Block include the number of stories.

11D. Include an implementation plan.

11E. Remove note 10.

*Site Plan*

*2 of 15*

11F. Modify the configuration of accessible parking spaces using the provided example. Specifically, provide direct access from the access aisle to the sidewalk. Adjust this example to fit the site layout and show it in your detail sheets. Typical, all surface accessible parking spaces. Note: Per ICC A117.1-2009 Edition, here are the width



requirements Fire Life Safety would request within a site plan review. Please note that the designer does have the option to reduce the van-accessible parking space to 8' while increasing the access aisle to 8' in width. A van-accessible space with an access aisle requires a minimum of 16' of width.

- 11G. Provide a full label for the existing fire lane easements within the site. Example: the fire lane is missing from East College Drive. See the plat page provided on this sheet, bottom right corner.
- 11H. Turn all fire hydrants to face the adjacent fire lane easement. (TYP).
- 11I. As shown in the water map (bottom right, this sheet) there is a lack of fire hydrants along Villanova. Please provide an additional fire hydrant in this location.
- 11J. These accessible spaces are too far from the entrances to the structure and will need to be relocated.
- 11K. Relocate the existing fire hydrant.
- 11L. Turn the fire hydrant to face the adjacent fire lane.
- 11M. Accessible space is needed for this structure.

#### *Grading Plan*

*3 of 15*

- 11N. Show and label the accessible route and fire lane easements on the grading plan.
- 11O. Label fire department connections.
- 11P. Show and label the fire service line.

#### *Utility Plan*

*4 of 15*

- 11Q. Relocate FDC to this location.
- 11R. Extend a 3' sidewalk to the FDC.
- 11S. Relocate FDC to this location.
- 11T. Provide a 3' side to the FDC.
- 11U. Provide a Knox box at the front main entry door that is closest to the fire department connection. TYP
- 11V. Show and label the location of exterior fire riser room doors.
- 11W. Recommend relocating the access space to this area. The crosshatch access aisle should be located in this area to allow unobstructed access to the FDC – see site plan for indication.
- 11X. Turn fire hydrant to face adjacent fire lane easement. TYP.
- 11Y. Relocate the FDC to this location.
- 11Z. Label sidewalks.
- 11AA. Show accessible routes.
- 11BB. Show fire lane easement in this drive lane

#### *Landscape Plan*

*5 of 15*

- 11CC. Show the location of the proposed and existing fire hydrant, fire department connections, and knox hardware within the landscape plans.

#### *Landscape Plan*

*6 of 15*

- 11DD. Utilize the Fire/Life Safety notes provided on previous pages, please revise the landscape plans to show the locations of fire hydrants, connections, and knox box.
- 11EE. Update landscape notes as indicated on site plan set.

#### *Elevations*

*10 of 15*

- 11FF. Show symbol and label for the fdc.
- 11GG. Show symbol and label for the knox box.
- 11HH. Show location of riser room exterior door.

#### *Elevations*

*11 of 15*

- 11II. Show symbol and label for the fdc.
- 11JJ. Show symbol and label for the knox box.
- 11KK. Show location of riser room exterior door.



*Lighting Plan*

*12&13 of 15*

- 11LL. The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.
- 11MM. Provide the details on pages 14 of 15.

**12.Real Property (Kalan Falbo/ [kfalbo@auroragov.org](mailto:kfalbo@auroragov.org) / Comments in magenta)**

- 12A. Any encroachments into easements owned by the city will require a license agreement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) for a license.
- 12B. Label all easements. With a dashed line show all proposed and existing easements that are not being released. Show the size, and type of easement. Match plat.
- 12C. See site plan for comments.
- 12D. Label all easements. With a dashed line show all proposed and existing easements that are not being released. Show the size, and type of easement. Match plat.
- 12E. For easements that are going to be dedicated contact Andy Niquette at [dedicationrproperty@auroragov.org](mailto:dedicationrproperty@auroragov.org).
- 12F. For easements that are going to be vacated contact Andy Niquette at [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

*Cover Sheet*

*1 of 15*

- 12G. 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 the City's use and occupancy of said easements or right-of-way. The undersigned, its successors, and assigns, further agree 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 right-of-way at any time and in such a manner as it deems necessary or convenient.
- 12H. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

*Site Plan*

*2 of 15*

- 12I. Label as indicated on the site plan.
- 12J. License Agreement is required for any improvements in easements.
- 12K. License Agreement is required for the Gate in Fire Lane.
- 12L. 26' fire lane, public access & Utility easement.
- 12M. With a dashed line show all proposed and existing easements that are not being released. Show the size and type of easement. Match plat.
- 12N. Reception number for E. Villanova.
- 12O. 5' sidewalk easement.
- 12P. 26' fire lane, public access and Utility easement.
- 12Q. Add calls, dimensions and bearings to the lot lines.
- 12R. Add reception number for S. Flanders Street.

**13.Arapahoe County (Sarah White / 720-874-6500)**

- 13A. No comment.