

**November 11, 2021**

Project Name: Luxe Apartments - Site Plan  
Application Number: DA-2287-00  
Case Numbers: 2021-4024-00; 2021-4024-00

Project Coordinator:  
CENTENNIAL, CO 80112

Responses in red below.

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

## **2. Zoning and Land Use Comments**

### Coversheet

2A. Please correct the address: 10250 E COLORADO AVE, AURORA, COLORADO, 80247. **Done**

2B. The vicinity map is too small and too difficult to read. Please update. **Done**

2C. Please add Data Block and Site Plan Notes. See comment redlines for specific requirements. **Done**

### Site Plan

2D. All abutting zone districts must also be labeled on the site plan. **Done,**

2E. Pedestrian Access needs to be provided to the main building entrance.

Show this with a thick dashed line to the building entrance. **Done, access is provided to the leasing office/amenity space.**

2F. On-site open space: Mailroom, bike storage, fitness center, and lobby are not open space. Needs to be usable open space. Please see Pre-app notes (2B. Common Space and Amenities). **The open space calculation includes the area with benches between the building and the sidewalk, the 2<sup>nd</sup> floor outdoor space at the podium, and the balconies only.**

### **3. Signage Issues**

3A. If any monument signs are proposed their footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on Architectural Details page. All monument signs must match the design aspects of the building. **A monument sign is not currently proposed.**

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

#### Sheet 1

4A. The vicinity map is too small, too difficult to read and does not indicate where the actual site is. Please update. **Vicinity map was updated.**

#### Sheet 5

4B. Because Colorado Avenue is not an arterial or collector street, a buffer is not required. Building perimeter landscaping is, but not a buffer. The plan may be modified to reflect the this and the wall removed unless it is needed for grading purposes, however the wall has not been included on the grading plan.

**Landscape buffer and walls were removed. Building perimeter landscaping has been updated to meet city requirements.**

4C. Add the measured lengths to the buffer information in the table. **All measurements are included in the table per buffer.**

4D. Update the building perimeter landscaping requirements per the comments provided. **Building perimeter landscaping has been updated.**

4E. The buffer widths are not being met for the non-street buffers. Refer to comments on the table. **Buffer widths have been updated to meet non-street buffer requirements.**

4F. Update the buffer plant requirements per the comments provided. **Buffer plants have been updated.**

4G. Add the required landscape notes per the Landscape Reference Manual. **All notes in the Landscape Reference Manual have been added to S5.**

4H. Provide a detail of the proposed retaining walls. Material, color, height etc. **Engineering will provide wall details.**

#### Sheet 6

4I. Include the transformer on the landscape plan. **The transformer is now shown on the landscape plan.**

4J. There is a plant that has not been included in the plant schedule. **The plant has been updated on the landscape plan and plant list.**

4K. While mugo pine may eventually get to be 5' tall, it will take years. This is supposed to be a buffer and so provide a shrub that will get between 4'-5' tall within 3-4 years. **Mugo pine has been replaced.**

4L. Label and dimension the non-street buffers. **All non-street buffers are labeled.**

4M. There appears to be an existing fence on some of the other plan sheets. Is this going to remain and if so, show it on this plan as well. **The existing fence is going to remain and is on the landscape plans.**

4N. Label the retaining wall. **The retaining wall was removed.**

4O. Make sure that the parking lot islands contain no more than 30% ornamental grasses. **All parking lot islands were updated to have >30% ornamental grasses.**

4P. Plant material sizes between residential and non-residential shall be up-sized per code. Deciduous trees shall be 3" caliper and evergreen trees 8'. **Sizes have**

been updated in the plant list to 3" caliper deciduous trees and 8' tall evergreens

4Q. The dwarf globe spruce should not be provided underneath deciduous trees. **The dwarf blue globe spruce has been replaced.**

4R. Detention ponds or detention pond infrastructure is not permitted within landscape buffers. If this is to remain, an adjustment should be requested. List the adjustment on the landscape plan and the cover sheet. Site the code section an update the letter of introduction to include the adjustment request and describe the hardship necessitating the adjustment request and the mitigating measures being taken to offset the adjustment request. **The detention pond is underground and will not be present in the landscape buffer.**

4S. See comment on Sheet 5, but a buffer is not required since Colorado Avenue is not an arterial or collector street. The wall unless being provided for grading purposes, may be removed. Building perimeter landscaping however, is needed. **Landscape buffer and walls were removed. Building perimeter landscaping has been updated to meet city requirements.**

## **5. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)**

### COVER SHEET

5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved. **Acknowledged.**

5B. Please add the required site plan notes. **Done**

5C. Please add the following notes in addition to the standard required notes:

- o 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. Street light 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 street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted. **Done.**

- o 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. **Done.**

## **SITE PLAN**

5D. Please call out proposed cross pans. **No cross pans proposed on this site.**

5E. Label proposed curb return radii. (typ). **Done.**

5F. Street lights are required along Colorado Ave. Please include the locations on the site plan. **Done.**

5G. Show/call out proposed stop signs. **Stops signs and stop bars are called out**

5H. Dimension parking spaces, drive aisles, and proposed sidewalks. **Done.**

5I. Label fire lane radii. (typ). **Fire Access easement is labeled, inside and outside radii**

5J. Please indicate pavement material types. **Under the building the pavement is labeled as Asphaltic Concrete Pavement; w/ Portland Cement Concrete Pavement as a alternate**

5K. Show/label existing and proposed easements. **Utility easement for water line is labeled as a 16-foot easement and the fire hydrants have a 5' by 10' easement for the hydrant; the fire access easement is labeled as a 23' easement.**

5L. Public improvements are required along Colorado Ave along the frontage of the property. Please include a typical street section per COA standards. Please ensure the sidewalk easement is 0.5' from the back of sidewalk within the typical section. **Typical Street section per City of Aurora Public Works is forthcoming.**

## **GRADING PLAN**

- 4% maximum slope when sloping down to a public street for 65'. **4% maximum slope has been held down to Colorado Ave. as requested for the first 65 feet.**

- Show/call out all proposed storm. (typ). **All proposed storm drains have been called out on the plans as requested.**

- Please indicate direction and location of emergency overflows. **The emergency outflow inlet in the east driveway connection to Colorado Avenue is call out as a Type C inlet with grate elevation labeled.**

- Please call out the retaining wall including the material type and height range/max height. Walls over 30" require railing and walls over 4' require structural calcs. This applies to the southwest wall as well. **The landscape retaining wall planned on the west property line is detailed on the plans. (Walls**

over 30 inches will have railings). The west property line has a fence which we propose will take the place of a railing

- Call out proposed drainage easement. The only drainage easement proposed is for the underground retention system. This has been called out on the plan. (The system is 17' x 153')
- Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas. Minimum slope of 5% for the first 10 feet at the building on the north side has been added to the grading plan as spot elevations.
- Minimum pavement slopes: 1% for asphalt, 0.5% for concrete. Minimum slope of 1% for Asphalt and 0.5% for concrete has been maintained throughout the site.
- Add a note indicating if the storm sewer system is public or private and who will maintain it. All storm sewer on the site will be private and the maintenance will be done by the Apartment complex maintenance department. The Apartment maintenance department will also maintain the underground retention system.
- Show underdrain on plan and call out/show outlet. This is done when the swale grades are less than 2% slope; we have shown the underdrains in the cross-sections at the property lines.

#### UTILITY PLAN

- Add a note indicating if the storm sewer system is public or private and who will maintain it. A note has been added to the plan indicating that the storm sewer system is private and the maintenance responsibility of the maintenance department for the apartment complex.
- Please show entire storm line up to the connection in Havana St. Done

#### LANDSCAPE PLAN

- Ensure trees are a minimum of 10' away from proposed/existing storm. All trees have been moved at least 10' away from proposed and existing storm
- Please show site triangles on the landscape plan. Done

#### LIGHTING

- Street lights are required along Colorado Ave. Please include the locations on the other sheets. Done.

#### 6. Traffic Engineering (Kyle Morris / 720-585-2668 / kdmorris@auroragov.org / Comments in orange)

6A. Add note: "THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE

FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT" **Note has been added to the site plan notes on the cover page, along with all other required notes.**

6B. Show typical uncovered parking space size, 9'x19' preferred. **Done**

6C. Call out "Full-Movement" Access. **Done.**

6D. Provide crosswalk striping at both accesses (typ.) **Done.**

6E. What is this hatch, why does it overlap the drive aisle? **The easement and underground detention are called out.**

6F. Provide stop sign. **Done.**

6G. Various lines need to be identified (typ.) **Done.**

6H. Show parking space size within parking structure, 9'x19' preferred. **9x18 has been approved and is labeled on the plans under the covered parking.**

6I. Provide striping or raised curb to help delineate the drive aisle. **Done.**

6J. Show ADA parking dimensions. **Done.**

6K. Is this going to be depressed walkway? If not, ramps are needed. **Parking cross slopes meet accessibility standards; the accessible spaces were relocated and the striped walkways are an accessible path leading to the elevator.**

6L. Show curb line on opposite side of E Colorado Ave and opposing accesses. **See drawing 2, Sight Triangles for opposite curb and full extensions of sight triangles.**

6M. Provide stop bars at all garage exits. **Done.**

6N. Call out "Full-Movement" Access. **Done.**

6O. Provide stop sign. Check for conflict with fire hydrant. **Done.**

6R. Example sight triangles, show at both accesses and provide dimensions. **Sight Triangles were updated, see drawing 2, Sight Triangles.**

6S. 30'x30' sight triangles are no longer applicable. Use sight triangles shown in COA TE 13, Case 2. (typ.) **Sight Triangles were updated.**

6T. Add note: "ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10." **Done.**

6U. Show sight triangles on landscaping plan. **Done.**

### **Traffic Impact Study**

6V. Comments: 09.15.21 By: Kyle Morris (BHI) Checked By:

1. Apply COVID adjustment to existing volumes at all study intersections. **COVID-19 adjusted applied. In coordination with City Staff, northbound approach volumes at Havana & Colorado matched with Year 2021 northbound volumes from the Circle K-Havana & Iliff TIS, Kimley-Horn, July 2019.**

2. Provide analysis for 3/4 movement restriction at the intersection of E Colorado & S Havana. **Additional Analysis section added near end of TIS, considering 3/4-movement restrictions at S Havana Street & E Colorado Avenue.**

3. Provide CDOT SHAC auxiliary lane analysis at all study intersections. **Auxiliary lane analysis, pursuant to CDOT's State Highway Access Code, added to revised TIS. Auxiliary lane analysis indicates no exclusive turns lanes needed, therefore no change to intersection operations.**

4. Provide site circulation plan (can be arrows drawn on current site plan). **Comment acknowledged. Directional arrows have been added to the site plan (Figure 2) of the revised TIS. For reference, general plan note #4 of the site plan states, "Stop signs to be provided for exiting at drive aisle."**

5. Provide discussion on pedestrian circulation and safety. How will pedestrians circulate through the site? Are any safety features needed/recommended? **Discussion of pedestrian circulation and safety added to the revised report.**

6. See comments throughout the report.

6W. This statement is not supported by city staff. COVID adjustment must be applied at all studied intersections. Please reach out to obtain applicable data. There is a large commercial development across the street from the proposed site.

6X. Provide model for 3/4 movement restriction at the intersection of Colorado & Havana.

6Y. Provide analysis of 3/4 movement restriction at this intersection. **Comment acknowledged.**

## **7. Fire / Life Safety (John J. Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)**

7A. Please Add a Data Block showing all the Life Safety Items. Please call me if you need help with this.

John Van Essen 303-739-7489. **Data Block was added to the cover page.**

7B. The site plan cover sheet must reflect an "Implementation Plan" for all multi-family projects. Per House Bill

031221, Section 9-5-106, the builder of any project regulated by this article shall create an implementation plan that guarantees the timely and evenly phased delivery of the required number of accessible units. Such plan shall clearly specify the number and type of units required and the order in which they are to be completed. Such implementation plan shall be subject to approval by the entity with enforcement authority in such project's jurisdiction. **An Implementation Plan block was added to the cover page.**

7C. Please add the Required Life Safety Site Plan Notes. **All received notes have been added been added to the plans.**



7D. The 26' Fire Lane Requires a 49' outside and a 26' inside radii, please label.

Radii have been labeled as 29' and 54'.

7E. Please label 26' Fire Lane and Access Easement. The building is within 30' of flow line so a 23' drive aisle is provided.

7F. NOTE: Because the Building is over 30' in height the Fire Lane is required to be 26'. The building is within 30' of flow line so a 23' drive aisle is provided.

7G. Please label and show the Riser or Pump Room? Done

7H. Please relocate the FDC with Knox Hardware to this location. Done

7I. Question: Is the Parking Enclosure going to be Sprinklered? Yes

7J. Please remove this unnecessary Fire Hydrant. Done

7K. The 26' Fire Lane Requires a 49' outside and a 26' inside radii, please label.

Radii are labeled as 29' and 54'.

7L. Please label 26' Fire Lane and Access Easement. The building is within 30' of flow line so a 23' drive aisle is provided.

7M. Van Accessible space requires an 8' aisle. Done

7N. Please label 23' Fire Lane and Access Easement. Done

7O. Please remove this unnecessary Fire Hydrant. Done

7P. Please relocate the FDC with Knox Hardware to this location. Done

7Q. Please label as follows: 6" Fire Line DIP (Private). Done

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

**Andy Niquette / 303-739-7325 / aniquette@auroragov.org**

8A. There are some easement issues. See the comments on the document(s). Contact Andy Niquette at dedicationproperty@auroragov.org for the easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.

8B. City of Aurora

8C. 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. 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. **Note added to cover sheet**

8D. Add the record information for R.O.W. **Done**

8E. Add the name of the Lot, Block and Subdivision name. **Done**

8F. Add an easement for the hydrant **Done**

8G. Change the bearing to the nearest second and the distance to the hundredth of a foot. **Done**

8H. Add an easement for the hydrant **Done**

8I. Change the bearing to the nearest second and the distance to the hundredth of a foot **Done**

8J. Add the record information for R.O.W. **Done**

8K. Change the bearing to the nearest second and the distance to the hundredth of a foot **Done**

8L. Add the statement: "to be dedicated by separate document" Contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start the dedication process for these easements **Done**

8M. Add the name of the Lot, Block and Subdivision name. **Done**

## **9. Forestry (Rebecca Lamphear /[rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / 303-739-7139)**

9A. There doesn't seem to be a full tree mitigation plan attached to this document. I just see an inventory of the trees that will be removed and preserved.

See Pre-App notes:

Forestry Division

There are many trees growing on this site that will require mitigation. A Consulting Arborist must be hired to conduct inventory and provide the appraisal for the trees. I believe one of our inspectors did meet a Consulting Arborist on site, so this inventory is likely complete. **A full arborist report is located on Sheet L7.**

### **9C. Tree Mitigation Requirements**

- Trees on site that are 4" or greater in caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to the regular landscape requirements. For example, if a 10" tree is removed, 10 caliper inches must be replaced back onto the site. The use of tree equivalents is not

acceptable for tree mitigation. **We have now completed a tree appraisal see Sheet L7.**

#### 9D. Forestry's Role in Site Plan Review

- When the site plan is submitted, please 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. The inventory and appraisal should be a part of the first submittal.
- 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://www.auroragov.org/cms/one.aspx?pagelid=16394080>  
**The tree mitigation plan can be found on Sheet L7. Grading has been added.**

#### 9E. Ash Trees Prohibited

- Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this new requirement. **No ash trees will be preserved or planted.**

#### 10. Addressing (Philip Turner /pcturner@auroragov.org / 303-739-7271)

##### 10A. Phil Turner 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. More information can be found at: [tinyurl.com/3xe6ds46](http://tinyurl.com/3xe6ds46) or by contacting

CADGIS@auroragov.org

**Submittal is forthcoming.**

#### 11. Parks (Curtis Bish /cbish@auroragov.org / 303-739-7131)

11A. The revised unit count for the project has resulted in changes to the following PROS-related requirements

11B. Land Dedication – Required land dedication for neighborhood park and community park purposes is 0.99 acres and 0.36 acres, respectively. Therefore, a

total land dedication requirement of 1.35 acres shall be satisfied by a cash-in-lieu payment. Being infill development, a current value of \$60,200 per acre can be applied for a total payment of \$81,270 due prior to plat recordation.

11C. Park Development Fees – A \$1,827.28 will be collected per unit if building permits are pulled this year. If permits for your project are pulled in a subsequent year, the per-unit fee may be slightly higher to account for adjustments to park construction costs.

11D. Please add notes somewhere on the site plan to acknowledge the above requirements and how they are proposed to be satisfied. **Notes added to site plan.**

## **12. Utilities (Daniel Pershing /ddpershing@auroragov.org / 303-739-7646)**

12A. Show entire extension to the POC. **Done**

12B. Label size of proposed main. **Size to be determined.**

12C. Private storm crossing Public easement will require a License agreement.

12D. Label meter size. To avoid multiple taps in the street for an older WL, I recommend relocating the domestic and fire service to the proposed WL loop. **Size to be determined.**

12E. Label and dimension Utility easements for Hydrants. **Done**

12F. Please relocate isolation valve to the west side of the TEE. **Done**

12G. Label drainage easement. **Done**