



January 29th, 2019

Mr. David Barrett
Planning Division
15151 E. Alameda Pkwy, Ste 2300
Aurora, CO 80012

Reference: Heritage Eagle Bend – Minor Amendment Case Number 1999-6053-08 Response Items

Dear David:

Below are response items related to the comments received 1.29.19:

- A. Landscaping:
 - The landscape sheet L-100 is attached for your reference. Existing trees are shown on this drawing sheet and we do not anticipate any removal or replacement. Likewise we do not have any new landscaping scheduled for this project. The only scope is the new stairs, handrail and lighted bollards.
- B. Life Safety:
 - The requested verbiage has been added to Site Plan Sheet 2 as requested. This drawing is attached.
- C. No response required.
- D. No response required.

Please let me know if you have any questions, we hope this adequately addresses the minor amendment portion of the permit review and the building permit issuance will follow shortly to allow construction to commence.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Casey Mills'.

Casey Mills
Project Manager

cc: Joe Gallion, Calcon Constructors, Inc.

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



January 29, 2019

Casey Mills
Calcon Constructors
2270 West Bates Avenue
Englewood, Co 80110

Re: Heritage Eagle Bend Clubhouse & Maintenance Buildings
Case Number: 1999-6053-08

Dear Mr. Mills:

Thank you for your initial submission for the above named minor amendment. We reviewed it and have the following comment:

A. Landscaping W. David Barrett 303-739-7133 wbarrett@auroragov.org

1. Will any landscaping be removed or replaced? If so, show on the landscape plan any changes to the landscape plan. Include that landscape plan in the set of plans uploaded into the system. Trees removed or replaced needs to be shown on the landscape plan including old locations and new locations too.

B. Life Safety John Van Essen 303-739-7489 jvanesse@auroragov.org

1. Please add Site Plan Sheet 2 with all the Notes and add this note to that sheet. -The currently adopted 2015 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC) prior to issuance of a certificate of occupancy. At the time the structure is at final frame and final electrical inspections, the general contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the Aurora Building Division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation is at the owner or developers expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage. · Note: New additions to existing structures will require a full radio frequency survey of both the addition and the existing structure. (See Chapter 11 of the 2015 IFC)

C. Aurora Water Vern Adam 720-859-4324 vadan@auroragov.org

1. No response is needed. A note for you. For information only, the existing 2 inch meter size was near capacity at the time of the original civil submittal in 2000. A fixture unit and meter sizing analysis will be required for new fixtures served from the 2 inch meter.

D. Real Property Darren Akrie 303-739-7331 dakrie@auroragov.org

1. There has been no response from Real Property. When comments are completed they will be emailed to you.



Please resubmit your work with the requested change. You may email it directly to me at wbarrett@auroragov.org . Should you have any questions you may contact me via email or by calling 303.739.7133

Sincerely,

W. David Barrett

W. David Barrett
Sr. Planner II