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November 12, 2019

Chris Johnson
Planning Department, City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Initial Submission Review – Vistas at Beacon Point – Site Plan/Preliminary Plat Comment Responses

Application Number: DA-1616-09
Case Number: 2019-3046-00

Dear Mr. Johnson:

This letter is in response to the City of Aurora's comments received following our initial submittal which began processing on Monday, September 16, 2019. Please see the responses following the comments in *red italics*.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- If no additional waivers/adjustments are requested, then the project may be approved administratively. – Planning
No additional waivers / adjustments are being requested.
- The sizing of small lots do not meet code. Please review letter. – Planning
Lot sizes have been adjusted to a minimum 50' wide frontage with the exception of alley loaded lots and lots around curves, which have a minimum 35' frontage.
- If available, please provide building typical elevations on the next submittal. – Planning
Building elevations are not available at this time.
- Please see numerous comments regarding landscaping. – Landscaping
Landscape comments have been addressed. Please see responses to specific comments and redline responses.
- There are no trees on this project site. There will be no required tree mitigation. –Forestry
Noted.
- Please see redlines for numerous comments regarding detention ponds, storm sewer systems and the preliminary drainage plan. – Civil Engineering
Civil Engineering comments have been addressed. Please see responses to specific comments and redline responses.
- See redline comments on the Site Plan and Plat. Address comments for accuracy and completeness. Begin any necessary easement release and dedication processes. – Real Property
Acknowledged. Real Property comments have been addressed. Please see responses to specific comments and redline responses. Easements are no longer being released.
- Please submit preliminary digital addressing. – Addressing
Preliminary digital addressing correspondence and approval is attached to this letter

- Please see comments regarding the Master Utility Study on the Site Plan and submit the amended Master Utility Study. – Aurora Water
Master Utility Study will be amended and submitted following this resubmittal.
- Please edit sight triangles on the Site Plan and incorporate other changes into the Site Plan. – Traffic Engineering
Sight triangles have been updated. Please see responses to specific comments and redline responses.
- Will streets be public or private and meet all dimensional standards? Please coordinate with Public Works and clarify for future submittals. – Public Works
Streets will be public following a meeting with Planning and Public works on October 14, 2019. The street section is slightly smaller at 58' as agreed to at the meeting.
- Review Parks requirements for Land Dedication and Development Fees. – Parks, Recreation, and Open Space Department
Noted.
- See numerous comments from Fire and Life Safety. – Fire and Life Safety
Fire and Life Safety comments have been addressed. Please see responses to specific comments and redline responses.

PLANNING DEPARTMENT COMMENTS

1. **Community concerns:** *Community concerns have been reviewed and have been noted. Scott Campbell has been contacted. The following items have been done in response to community concerns:*
 - Traffic: A traffic letter was provided and approved as a part of this process.*
 - Grading: Grading has been modified to move lots closer to the street level and to make the grade change more gradual.*
 - Vegetation barrier: Landscape has been added on the south side of Calhoun per the landscape requirements.*
2. **Process:** *Process regarding the UDO and the administrative approval process is noted. No additional waivers are anticipated at this time.*
3. **Completeness and Clarity of the Application:**
 - a. Vicinity Map: *All streets within the limits of the map have been added.*
 - b. Add the following note to the cover sheet: "Final grade shall be at least six (6) inches below any exterior wood siding on the premises". *Note has been added to Sheet C-2.*
 - c. Turn of contours on the Site Plan and Photometric Plan. *Contours have been turned off.*
 - d. Provide a lot matrix detailing square footage, dimensions, and setbacks of each lot and lot typicals. *Lot matrix has been provided.*
4. **Waivers and Adjustments:**
 - a. The requested waiver for exceeding the density of 4 dwelling units per acre is not needed. *Noted, all waiver requests have been removed.*
 - b. Front loaded lots are limited to 50 feet in width. *Lot sizes have been adjusted to a minimum 50' wide frontage with the exception of alley loaded lots and lots around curves, which have a minimum 35' frontage. Plans and Letter of Introduction have been updated.*
5. **Lighting:**
 - a. Consider providing some solar path lights or other low intensity lighting fixtures in the open space areas. *No additional lighting is being provided at this time. Other gathering*



areas have very limited lighting – a singular lit bollard.

- b. Are the lighting fixtures on sheet 12 proposed street lighting? Please verify with Public Works if this is acceptable. Street lighting fixtures must match those utilized throughout the FDP/Master Plan. *Lighting matches what is called for in the FDP and what is currently installed in other areas of the Beacon Point Neighborhood.*

6. Signage:

- a. If a neighborhood identification sign is proposed, please include the sign and sign area (in square feet) in the table. *No neighborhood identification is proposed. There is an existing monument sign in the median at E. Calhoun Dr. and E Calhoun Pl. Because access is not off a primary road, neighborhood identification would not be visible to most vehicular traffic.*
- b. Will there be a monument sign on the premises? If so, the footprint of any monument sign needs to be identified on the site plan and a detail of the monument sign will need to be provided. *No monument sign is proposed, see response for 6a.*

7. Landscape Design:

Sheet C-1:

- The front yard landscape information should be provided on the landscape plan. Article 14 is no longer applicable. The front yard landscaping falls under the new zoning code, Table 4.7-3 Residential Yard Landscape Requirements. *Front yard landscape information has been moved to the landscape sheets and has been updated to reflect Table 4.7-3. Refer to sheet L-5.*

Sheet S-1:

- Is this an existing fence with the X's? Please add to the legend this sheet. *Existing chain link fence. Linetype has been added to legend.*

Sheet L-1:

- Provide landscaping within the curbside landscape i.e. tree lawn. The developer is responsible for installing landscaping in this area. *Plans have been updated.*
- Street trees are to be deciduous canopy trees not columnar trees. *Plans have been updated.*
- Group trees of the same species. Do not do a single tree species and then another single tree species, etc. Also, make sure there are one per 40. *Plans have been updated.*
- Add not for construction to all landscape sheets. *Plans have been updated.*

Sheet L-2:

- Do not use Chokecherry trees in the tree lawn. They tend to sucker. Try and group your trees of the same species together. The ones you have chosen all have different growth habits. Do not have singles of tree species on their own. Always group them. *Chokecherry trees have been removed from tree lawns. Trees in tree lawns have been grouped together in groups of three.*
- Tract A. Provide the required landscaping for this tract in the table to be provided on sheet L-6. *Plans have been updated. Tract table has been provided.*
- Include the landscape treatment for the curbside landscape i.e. tree lawn. *Plans have been updated.*
- Please move the enlargements to sheet L-6. *Plans have been updated.*
- Do not include match lines on the enlargements as they are just that, enlargements. *Plans have been updated.*
- The sidewalk along the south side of the entrance should be detached and does not meet the roadway cross section requirements for this street type. *Plans have been updated.*

Sheet L-3:



- No trees in the utility easement. See plan. *Plans have been updated.*
- Please document the tract landscape for tract B in the required tract landscaping chart/table. *Plans have been updated.*
- Add the required street trees. Trees are permitted within sight triangles. A note should be added that state that as the street trees mature, they shall be limbed up to 8' above walks. *Plans have been updated. Note has been added; refer to note 8 under "General Notes" on sheet L-5.*
- Indicate a native seed, sod, etc. treatment for the easement/tract area. See Plan. *Plans have been updated.*
- Look at how the proposed metal fence crosses the tract/open space area. Does the applicant want this area isolated for maintenance purposes? *Plans updated. No longer applicable.*
- Based upon sheet U-1, it appears this storm sewer is being removed. Please turn off any utilities, i.e. lines, manholes, etc. that are being removed. *Plans have been updated.*

Sheet L-4:

- Include the landscape treatment for the curbside landscape i.e. tree lawn. *Plans have been updated.*
- Add the required street trees. See comment on Sheet L-3. *Plans have been updated.*

Sheet L-5:

- Add a note something to the effect of "Final street tree placement will depend upon the ultimate location of utilities and individual driveway locations." *Note has been added. Refer to note 7 under "General Notes" on Sheet L-5. Note has also been added to all landscape sheets for clarity.*

Sheet L-6:

- Add a table for tract landscaping. Landscaping to be provided at a ratio of 1 tree and 10 shrubs per 4,000 square feet of tract area. *Tract landscaping table has been added to sheet L-1.*
- Provide a breakdown of each of the landscape areas as a percentage of the overall landscaped area of the site for the Water Conservation Table. *Landscaped areas have been broken down into percentages of the total landscaped area.*
- Add the local internal streets to the Table of Street Frontage Requirements. If no names have been provided, label them as A, B, C etc. Street trees required at 1 per 40 LF. *Local internal streets have been added to the chart. Trees added at 1 per 40 L.F.*
- Provide a detail and notes as applicable to demonstrate the front yard landscaping requirements. Refer to Table 4.7-3 Residential Yard Landscape Requirements. If the Xeric option is chosen, than the home builder may apply for the \$1,000 tap credit per lot. *Minimum landscape requirements from chart 4.7-3 has been added to sheets L-1 and L-5.*

Sheet S-2:

- Provide a detail for the 6' tall metal fence. *Metal Fence Detail has been updated to account for the 4' and 6' fence sections.*

8. Urban Design Issues:

- a. The lot dimensions provided do not meet the requirements defined in the FDP. These do not meet dimensional minimums for small lots under the previous zoning code, nor do they adhere to the significantly relaxed standards for standard lots under the UDO. Specifically, Lots 2-5 and 8-12 Block 3 and lots 1-10 and 14-17 Block 4. As shown, your plan includes only 10 lots which would be considered "standard" lots under the old code; the rest are considered small lots and several have dimensions that are not



permitted by code. *Lots have been updated to meet the standard lot requirements in the UDO.*

- b. If any small lots with a width of less than 50 feet are proposed, these products must be alley-loaded, as required by code. *Lots have been updated to meet the standard lot requirements in the UDO.*
- c. Note: Block 3 could be served by an alley, then these smaller widths could allow for rear loaded products and meet code. This would also help to provide variability in product type and allow for compliance with code. Concentrating all small lots in one area of Beacon Point is prohibited by code. *Noted: block 3 lots have been updated.*
- d. Provide some form of more direct pedestrian connection to the open space areas. These outdoor amenity areas are great additions, however, currently the homes all have their backs to them and residents would have to take a rather long and indirect walk in order to access them. This would improve pedestrian access and circulation throughout the entire neighborhood. *Noted. Due to required utility routing and meeting minimum lot frontage standards, additional connection is not being provided.*
- e. If a builder has been selected, please provide sample building elevations in your next submittal. These are crucial for review staff, and interested members of the public, in envisioning how the site will appear at buildout. Ensure that the designs follow the architectural standards and themes detailed in the Beacon Point FDP. *Noted. Builder has not been selected yet, therefore no building elevations are available at this time.*
- f. Measurements for the proposed setbacks of the building envelopes has not been provided, which should be shown in the lot matrix. However, it appears as though these building footprints are assuming 10-foot rear yard setbacks on the majority of the lots, which is only permissible on small lots meeting all dimensional standards. Ensure that building envelopes and the lot matrix reflect code compliant setbacks for all lots. *Lot matrix has been added to sheet S-1. Refer to attached email correspondence permitting 10' rear setbacks.*

9. Other Site Planning and Technical Issues

All Sheets:

Review all redline comments from all departments and address them with your resubmittal. If there are comments or requirements which you do not understand or want more information on, please contact your planning Case Manager or the respective department that made the comment. Comments should not remain unaddressed on subsequent submittals.

Sheet 2:

- Will there be a cluster mail box or individual mailboxes for homes? Please coordinate with the Post Office and if there will be a cluster, show its location on the plans. *Because we are proposing individual boxes, we do not have to contact the USPS.*
- What is the indicated line type representing? *Existing chain link fence. Linetype has been added to legend.*
- Ensure that any proposed programming elements, such as benches or picnic tables, do not conflict with any needed easements. *Plans have been updated and these elements have been moved out of the easements.*

Sheet 3:

- How will the indicated lots have driveways provided for them? Given the presence of the curb ramps in front of them and the opposing street, this seems difficult to achieve. This

issue is further complicated for more lots when you consider the placement of street trees shown on the Landscape Plans. Please consider this issue. *Site design has been changed and all lots will be able to have driveway access.*

Sheet 6:

- As previously mentioned, the landscape sheets further complicate the issue of driveway access for sites. The placement of trees shown precludes several lots from access. Street trees are required, therefore, lot widths/configurations may need to change in order to provide homes access. *Plans have been updated. Alley loaded lots are now proposed to address this issue.*

Sheet 7:

- Provide a symbol for the easement line type in the landscape sheets legend. It appears like a lot line in this plan. *Easement linetype has been added to the legend for better clarity.*

FDP Sheets:

- On all sheets which reference this site as “SFD-Stand” revise this to say “SFD-Small”. The majority of your lots shown do not qualify as standard lots under either code, so this is more accurate for what is proposed. *FDP Sheets have been updated to say R-1 per new UDO.*

10. Addressing:

Please submit a preliminary digital .SHP or .DWG file for addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street Lines
- Building footprints (if available)

Please ensure that the digital file provided is in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any linework outside of the target area. Please e-mail these files to me.

Here is additional information regarding the City of Aurora’s CAD submission requirement:

The City has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the City’s Enterprise GIS. Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final site plan mylars can be routed for signature or recorded. Please review the CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting your final site plan mylars. Once received, the City’s AutoCAD Operator will run an audit report and your Case Manager will let you know within 2-3 days whether the .DWG file meets or does not meet the City’s CAD Data Submittal Standards.

Addressing file has been submitted and approved. Please see attached email correspondence.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

11. Civil Engineering

Site Plan:

Sheet 1:

- Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce select-ability of the items. *Noted, these will be removed in the second*



submittal.

- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. *Acknowledged, the preliminary drainage report will be resubmitted following this site plan submittal.*

Sheet 2:

- Please remove the contours from this sheet. Also, the utilities are not required on this sheet. It may help legibility of the plan. It is also to distinguish between existing and proposed improvements. *Contours and utilities have been turned off.*
- Label and dimension existing sidewalk. *Plans have been updated.*
- Note 1 states that fences shall be placed on property lines. With proposed layout of utilities and swales, this will create conflicts. Please explain how to resolve these issues. *Plans have been updated and fences will no longer conflict with utilities and swales.*
- Why is the indicated portion of sidewalk attached? *Plans have been updated and sidewalk is no longer attached.*
- Label the curb return radii and curb ramps. Typical throughout. *Plans have been updated.*
- The driveway placement for lot 8 block 3 is concerning given the location of the ramp, water meter and inlet. *Plans have been updated. Alley loaded lots are now proposed to address this issue.*
- There needs to be curb ramps at the indicated intersection. *Intersection removed; comment no longer applies.*
- Streets interior to the site are to be private, please remove all references to public streets or right of way. Dimension the street: tract with as well as flowline to flowline width. Refer to section 4.04.5.04 of the Roadway Manual for required street widening. *Streets will be public following a meeting with Planning and Public works on October 14, 2019. The street section is slightly smaller at 58' as agreed to at the meeting.*

Sheet 3:

- Add a note indicating if the storm sewer system is public or private and who will maintain it. *Acknowledged, a note has been added showing the storm sewer system as public and that it will be maintained by COA.*
- No more than 2 lots are permitted to drain through any one lot. The swales at the rears or the lots proposed must be in tracts or the grading adjusted to remove the swale. *Site layout has been updated and the swales have been removed.*
- Label all slopes. A maximum 3% slope for 95'. Refer to Figure 4.05.4.1 of the Roadway Manual. *Slopes have been regraded and labeled and the 3% slope has been applied to all intersections per Figure 4.05.4.1 of the Roadway Manual.*
- Please differentiate between public and private inlets and storm on the plan. Please also identify which of the indicated inlets is to be relocated. *The storm structures have been labeled as public. All inlets, manholes, and storm sewer are public.*
- Clearly show lot line. Manholes, inlets, storm lines, and indicated swales must be in a tract as well as the emergency overflow. Also, please indicate emergency overflow for sump inlet – it cannot go to adjacent lot. Lowest finished floor needs to be 2' above the 100-year emergency flow. *Storm Acknowledged, lot lines have been made more visible. Storm sewers are now within the ROW or within a tract. The emergency overflow for the sump inlet in question is to the adjacent property to the east within the*

drainage easement. An existing swale is located within the drainage easement that currently collects flows from the existing site, and since there is no other overflow option for this inlet, the existing swale will need to be utilized. Since no builder has been selected and products are not known at this point, a note will be added to the cover sheet to ensure that the lowest finished floor will be at least 2' above 100-year emergency flow.

Sheet 4:

- Add a note indicating if the storm sewer system is public or private and who will maintain it. *Acknowledged, all storm sewer is public and has been noted as such with COA being responsible to maintain it.*

Sheet 11:

- Streets are not labeled on the plans as primary and secondary. Plus there is no difference in these two sections shown. *Street sections and labels have been updated.*
- Sidewalks are required to be 5.5' in width. Typical throughout. *Sidewalks are shown as 5.5' in width.*
- Internal streets are private. Please remove all references to right of way. *Internal streets will be public ROW.*
- Where is the indicated section on the plan? *Sections have been updated.*
- This section is not necessary. The point of the typical section is to provide what the street looks like, not demonstrate grading transitions. *Section has been removed.*
- Add a note indicating the on-site street lights are private and will be owned and maintained by the HOA or metro district in perpetuity. *Metro District cannot maintain lighting. On site street lights will be a public facility.*

Plat:

- Please remove the AutoCAD SHX text items in the comment section. Please flatten to reduce select-ability of the items. *Acknowledged.*
- Minimum 15 foot lot corner radius is required. Typical throughout. *Acknowledged, site layout has been updated.*
- The storm in the indicated easement is private. Verify that Aurora Water wants this easement dedicated to the City or if it is a private easement. Also, the easement does not seem consistent with the public storm. *The storm is now contained within a tract.*
- Internal streets are private. Remove references to ROW as well as the label public. *Internal streets will be public ROW.*
- See Site Plan comments regarding street widening. Typical throughout. *Site layout has been updated. 58' wide streets approved by Public Works at October 14, 2019 meeting.*

12. Traffic Engineering

Sheet 1:

- Add required Site Plan notes from the pre-application. *Notes from pre-app meeting have been added. Please note that while the notes have been added, not all are applicable to this project.*

Sheet 2:

- Add stop signs in all indicated locations. Sight triangles are based on stop sign locations. *Stop signs have been added in all applicable locations and sight triangles have been updated accordingly.*
- Add ramps to the indicated intersection. May want to consider a full drop on this corner. Review the intersection, add sight triangles, consider extending the curbline

to have intersection have no through lane offset (strong preference). A maximum of ½ lane offset is allowed, provide detail with dimensions. *Ramps have been added to all intersections. The required eyebrow on the NE curve does not allow for enough space to allow for no through lane offset. The 8' offset is caused by the eyebrow around the curve just north of this intersection.*

- No ramps at the indicated locations, only on the right-hand side of T intersections. *Plans have been updated.*
- An all-way stop is not supported at the indicated intersection without warrants met in the Traffic Letter. Either remove or justify. *Acknowledged, no more all-way stops are in the site plan.*
- Consider shifting the indicated stop signs to 4 feet in front of the sidewalk (an update sight triangle accordingly). *Acknowledged, stop signs are now shown in these locations with the sight triangles updated accordingly.*
- A sight triangle easement will be required on the indicated lot. *Sight triangle easement has been added.*
- Sight triangles are to CL of approaching vehicles, not CL of ROW. *Acknowledged, sight triangles have been updated.*

Sheet 4:

- Remove the crossed-out ramps. *Acknowledged.*
- How will lot 5 block 4 get a driveway? *Site layout has been modified.*

Sheet 6:

- Update the sight triangle to the stop sign location and review. *The stop sign and sight triangles have been updated.*
- Consider adding driveway locations and then reviewing tree placement. In multiple locations a lot does not have space with driveway based on utilities and trees. *Note regarding driveway placement has been added. Refer to note 6 under "General Notes" on sheet L-5.*

Sheet 8:

- Show sight triangle from the indicated location. The location shown is not a stopping location, so sight triangles would not be from this location. *Intersection has been removed. No longer applicable.*
- Consider adding driveway locations and then reviewing with tree placement. Multiple locations a lot does not have space with driveway based on utilities and trees. *Note regarding driveway placement has been added. Refer to note 6 under "General Notes" on sheet L-5.*

Site Plan:

- The traffic letter is approved (unless you want to add an all-way stop warrant). Comments on Site Plan, Landscaping Plan. *Noted.*

13. Aurora Water

Site Plan:

Sheet 4:

- The Original Master Utility Study needs to be amended to account for the changes in loading for both the sanitary and water. Any required up-sizes in sanitary and water will be the responsibility of the Developer. Please submit the amended MUS separately from the Site Plan/Preliminary Plat. *This will be amended and submitted separately following the site plan and preliminary plat submittal.*

- Show sanitary service for Lot 13. *All sanitary services are now shown.*
- The existing 26-foot utility easement will need to be released with rerouting of Sanitary and Storm utilities. *This easement will no longer be released.*

14. Life Safety

Site Plan:

Sheet 1:

- Provide elevations with this plan set. *A builder has not been selected, no elevations are being provided.*
- Please indicate within the data block if the structures are sprinkled or non-sprinkled. *Note has been revised.*
- Please indicate that the structures will be constructed under the 2015 IRC. *Note has been revised.*
- Please indicate the construction type. Example "VB". *Note has been revised.*
- Please add the following note: "ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII-NUMBERING OF BUILDINGS", *Note has been added.*
- Please add the following note: "PER ARTICLE XI. C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE AREA (LDN VALUE TO BE DETERMINED) FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS." *Note has been added.*

Sheet 2:

- Depending on the adjacent parking conditions of the site, a larger outside turning radius may require an "eyebrow" configuration to support Fire Apparatus turning movements. Please work with engineering to determine minimum turning radii. *The eyebrow has been added to the outside turning radius of on-site street curves.*

Sheet 4:

- Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant. *Acknowledged, these are now shown on the plan.*
- Depending on the adjacent parking conditions of the site, a larger outside turning radius may require an "eyebrow" configuration to support Fire Apparatus turning movements. Please work with engineering to determine minimum turning radii. *The eyebrow has been added to the outside turning radius of on-site street curves.*
- Relocate this fire hydrant to this location. *Fire hydrants have been removed or relocated as noted.*
- Eliminate this fire hydrant. *Fire hydrants have been removed or relocated as noted.*

Sheet 11:

- Is it the intent of the developer to allow parking on both sides of the street for these two details? If so, please reflect this intent within the street sections being shown. *Plans have been updated. Parking is now shown on sections.*

- Verify if these are public or private streets. If public, which street standard is being utilized? *All streets are public. 58' ROW approved by Public Works at the October 14, 2019 meeting.*
- Will there be mail kiosks amenities? If so, please provide an accessible route to the mail kiosks and details. *No mail kiosks are planned on site.*
- This fire hydrant does not meet the COA distance standard. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement or public way. Also, fire hydrants must be placed at least one foot in front or behind a sidewalk while still meeting the minimum back of curb clearance requirements. Please relocate these fire hydrants to be within the required distance. *Section removed from sheet. No longer applicable. Fire hydrants are now placed according to code.*

15. Life Safety

Population Designation:

The subject application is characterized as a single family detached residential development within the Beacon Point FDP area. Population calculations for the development utilize a per-unit multiplier of 2.65 persons per unit. This calculation would propose an overall population of 143 persons residing in 54 dwelling units. *Noted. Updates have reduced overall count from 54 dwelling units to 50 dwelling units.*

Land Dedication and Park Developments Fees:

To provide adequate parks and open space equipped with appropriate facilities, the City Code enumerates requirements for park land dedication and park development fees. These allow the Parks, Recreation & Open Space Department to purchase land and to construct new facilities, respectively. *Noted.*

Explanation of Park Land Dedication Requirements:

The City's park land dedication policy is set forth in Section 48(b) of Chapter 147 (i.e., the Subdivision Ordinance) of the City Code. It specifies that park land shall be dedicated in accordance with the following standards:

- 3.0 acres per 1,000 residents for neighborhood parks.
- 1.1 acres per 1,000 residents for community parks.
- 7.8 acres per 1,000 residents for open space.

These land dedication requirements and the proposed method of how they will be satisfied should be explicitly presented in the formal submittal to the Planning Department. If the number of proposed units changes, the park land dedication requirements will also change.

Noted.

- Neighborhood Park Land Dedications – Based on an overall population projection of 143 for 54 dwelling units, the neighborhood park land dedication requirement will be 0.43 acres. *Noted. Updates have reduced overall count from 54 dwelling units to 50 dwelling units.*
- Community Park Land Dedication – Based on an overall population projection of 143 for 54 dwelling units, the community park land dedication requirement will be 0.16 acres. *Noted. Updates have reduced overall count from 54 dwelling units to 50 dwelling units.*
- Open Space Land Dedication – Based on an overall population projection of 143 for 54 dwelling units, the open space land dedication requirement will be 1.12 acres. *Noted.*



Updates have reduced overall count from 54 dwelling units to 50 dwelling units.

Cash-in-Lieu Payments – The applicant may pay for park land and open space dedication with a cash-in-lieu payment due at the time of first subdivision platting. The amount of the payment shall be based upon the market value of the total land dedication acreage not met on-site. At a time prior to plat, the applicant shall submit an appraised land value to PROS staff for review and approval. The value shall be based upon the current value of the land in a zoned (for the proposed uses) condition with “infrastructure” (i.e., including, but not limited to, roadways, utilities, etc.) in place. The applicant also has the option of requesting a per acre property value from the City of Aurora, Real Property Services Division of Public Works for use in defining cash-in-lieu of parkland dedication. *Noted.*

Park Development Fees – IN accordance with City Code and in addition to park land dedication requirements, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because neighborhood and community park facilities are not proposed on-site. Fees are based the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. The current per-unit fee of \$1,900.64 would apply if permits for construction of the residential units are pulled in 2019, and the total paid would be as follows:

Number of proposed dwelling units: 54 Units

Total Park development Fees @ \$1,900.64 per DU = \$102,634.64

Noted.

PROS Requirements Caveat:

The monetary calculations presented herein are estimates based on park construction costs at this point in time (current year 2019). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change. *Noted. Updates have reduced overall count from 54 dwelling units to 50 dwelling units.*

16. Real Property

Site Plan:

Review all redline comments and address all necessary changes for completeness and accuracy.

Sheet 1:

- Please change note 5 to say “All crossings OR encroachments...” rather than crossings and encroachments. *Note has been updated.*
- Add a note saying “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 has been added.*
- Change the Legal Description to match the plat name. *Legal Description has been updated.*



Sheet 2:

- Add right of way with to the labels for all public streets. Typical throughout the plan set. *ROW Label have been added to the street labels.*
- Add linework and labels for all existing easements. Typical for Site, Utility and Landscape Plans. *Ex. easements added and labeled.*
- Show and label any new easements on the Site Plan and the Plat. Typical. *Site layout updated. This is now a tract.*
- Add Tract, Lot, Block, and Subdivision Filing No. for adjacent properties. *Plans have been updated.*

Sheet 3:

- Add Block designations. *Block designations have been added.*
- Address repeating comments from Sheet 2. *Acknowledged.*

Sheet 4:

- Label the open space areas as Tracts. *Open spaces have been labeled as tracts.*
- DO the indicated property corner lines need to have radii? *Yes, radii have been added to the property corners.*
- Address repeating comments from Sheet 2. *Acknowledged.*

Sheet 6:

- Add the indicated easements, both existing and proposed. *Existing easement added and labeled.*

Plat:

Review all redline comments and address all necessary changes for completeness and accuracy.

- Remove the aerial from the Vicinity Map. *Aerial imagery has been removed.*
- Add the next filing number to the title. *Acknowledged, it will be filing no. 7.*
- Send in the closure sheet for the description, the State Monument Records for the Aliquot corner shown on the Plat, and the Certificate of Taxes due for the property. *These items will be included in the submittal.*
- Review all formatting and accuracy comments on the General Notes, Legal Description, Signature Block, Easement Notes, and Covenants. *Acknowledged.*

17. Xcel Energy

Comment: Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for Vistas at Beacon Point – Beacon Point F4A and requests that the assumed 6-foot front-lot gas easements are labeled at least once within each block.

Noted. 6' gas easement has been labeled on every block; see the site plan on sheet 2 (S-2).

Please be aware PSCo owns and operates existing electric distribution facilities along East Calhoun Drive. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities. *Noted.*

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. *Noted.*



SHEET INDEX:

	SHEET	SHEET #
COVER SHEET	C-1	1
SITE PLAN	S-1	2
GRADING PLAN	G-1	3
UTILITY PLAN	U-1	4
LANDSCAPE PLANS	L-1 TO L-4	5-8
LANDSCAPE SCHEDULE AND DETAILS	L-5 TO L-6	9-10
SITE PLAN DETAILS	S-2	11
PHOTOMETRIC PLANS	P-1	12

DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	
NUMBER OF LOTS	
BUILDING HEIGHT	
HARD SURFACE AREA	72,513 S.F.
LANDSCAPE AREA	44,373 S.F.
SIDEWALKS AND PATIOS	20,145 S.F.
PRESENT ZONING CLASSIFICATION	E-470-RRES
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	96 SQUARE FEET (PER ARTICLE 146-4)
PROPOSED TOTAL SIGN AREA	0
PROPOSED NUMBER OF SIGNS	0 (2 ALLOWED)
PARKING SPACES REQUIRED	2 PER UNIT, 1 ADDITIONAL SPACE FOR EVERY 5 UNITS (PER ARTICLE 4.6-1)
	2 PER UNIT PROVIDED IN GARAGE, 2 GUEST SPACES PROVIDED IN DRIVEWAY
PARKING SPACES PROVIDED	
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
PROPOSED USES	SFD RESIDENTIAL
	65,367 S.F.

CITY OF AURORA

- THE APPLICANT, BY SUBMITTING THESE PLANS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- 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.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS SHALL BE MAINTAINED AND PROTECTED TO THEIR ENTIRE LENGTH TO ALLOW FOR INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., AND OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO ADHERE WITH THE AURORA CITY CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION OR VICE VERSA.
- ERRORS IN ARCHITECTURAL DRAWINGS ARE NOT EXCEEDING INFLUENCE AREA (LDN VALUE TO BE DETERMINED BY THE CITY OF AURORA). WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

THK Associates, Inc.
CB
10/31/2019

VISTAS AT BEACON POINT SITE PLAN WITH WAIVERS

GENERAL NOTES:

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SITE LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIALS OR ANY OTHER VISUAL OBSTACLE OF 30" IN HEIGHT DURING THE CONSTRUCTION PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- LOCAL, STATE AND FEDERAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER IF CONFLICTS OCCUR.
- THE BUILDER IS RESPONSIBLE FOR ALL FRONT YARD "ON LOT" LANDSCAPE AND THEREFORE IS NOT PART OF THIS SUBMITTAL.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA CSP APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.

FRONT YARD LANDSCAPE TYPICAL:

- TYPICAL LANDSCAPE FOR STANDARD LOTS (PER TABLE 14.3A IN THE CITY OF AURORA LANDSCAPE REFERENCE MANUAL):
- TURF: 40% MINIMUM AND 50% MAXIMUM TURF COVERAGE IS REQUIRED FOR FRONT YARDS. (ON CORNER LOTS WITH A SIDE YARD VISIBLE TO PUBLIC VIEW, TURF AREAS SHALL INCLUDE BOTH FRONT AND SIDE YARD AREAS).
 - TREES (1) 2.5" CALIPER SHADE TREE AND EITHER (1) 2.0" CALIPER ORNAMENTAL TREE OR (1) 6' TALL EVERGREEN.
 - SHRUBS: MINIMUM OF (8) 5 GALLON CONTAINER SHRUBS

ALL FRONT YARD LANDSCAPES SHALL MEET THE MINIMUM PLANT MATERIAL REQUIREMENTS SET FORTH BY THE CITY OF AURORA CODE IN SECTION 146-1450 IN TABLES 14.3A-14.3B IN THE LANDSCAPE ORDINANCE.

OWNER:
GB CAPITAL LLC.
ATTN: GEOFFREY BABBITT
303-901-1414
2993 S. PEORIA STREET, SUITE 105
AURORA, CO 80014
303-901-1414

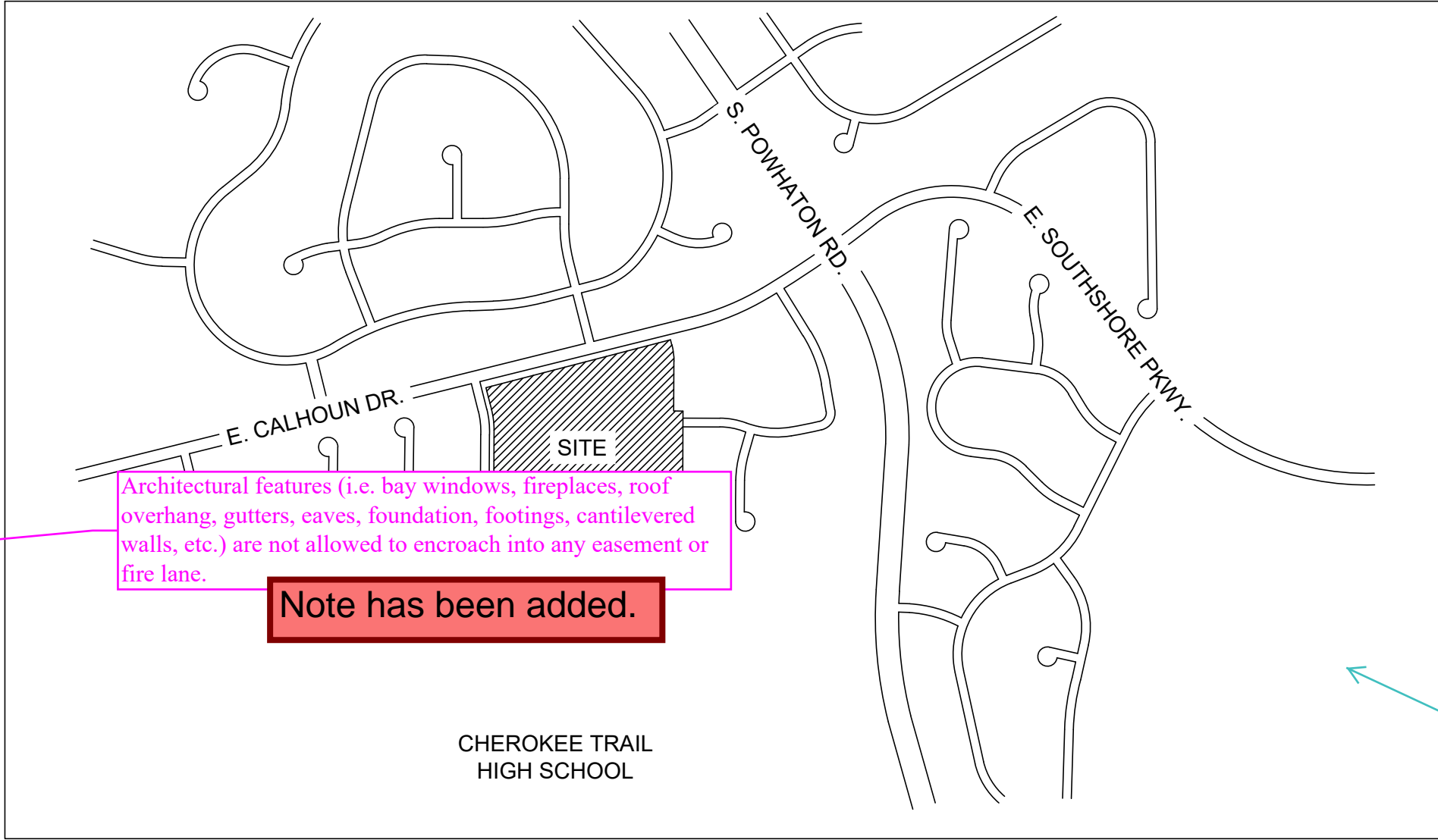
ENGINEER - CIVIL, DRAINAGE, UTILITY:
HCL ENGINEERING & SURVEYING, LLC.
ATTN: DC HAZEN, P.E.
5600 S. QUEBEC STREET, SUITE 205B
GREENWOOD VILLAGE, CO 80111
303-773-1605 EXT. 124

SURVEYOR:
HCL ENGINEERING & SURVEYING, LLC.
ATTN: JULIAN SISNEROS, P.L.S.
5600 S. QUEBEC STREET, SUITE 205B
GREENWOOD VILLAGE, CO 80111
303-773-1605 EXT 122

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
303-770-7201

LEGAL DESCRIPTION:

BEACON POINT SUBDIVISION, BLOCK 1, BEACON POINT SUBDIVISION FILING NO. 4
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 20, T5S, R65W, 6TH PM
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP:
SCALE: 1" = 500'

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

BLOCK

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

SITE PLAN *

Noted, these will be removed in the second submittal.

Acknowledged.

BY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)
PRESENTS TO BE EXECUTED THIS _____ DAY OF ____ AD. ____

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ AD, ____ BY
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
SEAL NOTARY
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE ____

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER
OF
COLORADO AT _____ O'CLOCK ____ M, THIS _____ DAY
OF _____ AD, ____
CLERK AND RECORDER: _____
DEPUTY: _____

REQUESTED WAIVER:

E-470 RESERVOIR DENSITY RESIDENTIAL WAIVER.

PER AURORA ZONING, E-470 RRES ALLOWS FOR A DENSITY OF 4 DUS PER ACRE. THIS PROJECT REQUESTS A WAIVER FOR A DENSITY OF 5.7 DUS PER ACRE. THE PROPOSED DENSITY DOES NOT CONFLICT WITH THE ADJACENT HIGHER DENSITY DEVELOPMENT. NO OBJECTIONS TO THE HIGHER DENSITY WAS HEARD AT THE NEIGHBORHOOD MEETING.

Noted, all waiver requests have been removed.

Upon further discussion, this has been deemed unnecessary. See review letter.

AMENDMENTS

All streets within the limits of the map have been added.

The streets fade away towards the periphery. All streets within the limits of the Vicinity Map should be shown. Please fix

This information should be provided on the landscape plan. Article 14 is no longer applicable. The front yard landscaping falls under the new zoning code, in particular Table 4.7-3 Residential Yard Landscape Requirements

Plans have been updated.

Note regarding building elevations has been added: refer to note 9 under "General Notes" on Sheet L-5.

Note has been revised.

Note has been revised.

Note has been added.

Please add the following note: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS

Please add the following note: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION OR VICE VERSA.

Note has been added.

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 otherwise use said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Note has been updated.

add the following note: "Final grade shall be at least six (6) inches below any exterior wood siding on the

Note has been added.

Add notes from pre-app meeting (see other

Notes from pre-app meeting have been added.

REVISIONS

DATE

#

BEACON POINT

COVER SHEET

CITY OF AURORA

SCALE: N/A
HORIZ: N/A
VERT: N/A

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303-770-7201
E: JGAMEC@THKASSOC.COM

thk associates, inc.

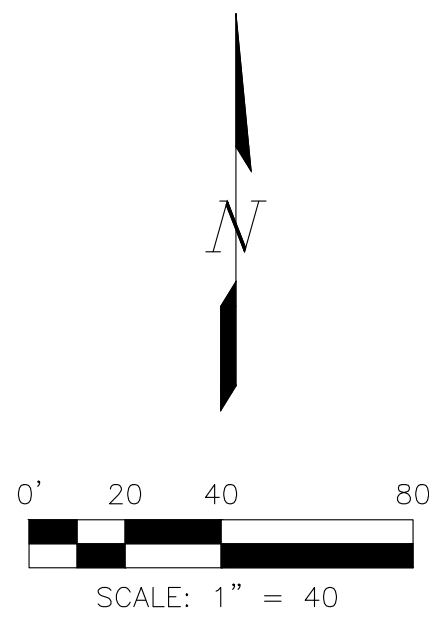
SHEET NUMBER

C-1

PROJECT NO. 8174-000

VISTAS AT BEACON POINT

SITE PLAN WITH WAIVERS



LEGEND	
---	PROPOSED EASEMENT
---	PROPOSED SET BACK
---	PROPOSED LOT LINE
---	STM
---	PROPOSED STORM SEWER
---	W
---	PROPOSED WATER MAIN
---	SAN
---	PROPOSED SANITARY SEWER
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
STM. E.	STORM SEWER EASEMENT
SAN. E.	SANITARY SEWER EASEMENT
X' U. E.	UTILITY EASEMENT
X' G. E.	GAS EASEMENT
X' PSCO. E.	PUBLIC SERVICE COMPANY EASEMENT

Add a note indicating if the storm sewer system is public or private and who will maintain it.

STORM IS NOW ALL PUBLIC AND LABELED AS SUCH.

The Original Master Utility Study needs to be amended to account for the changes in loading for both the sanitary and water. Any required up-sizes in sanitary and water will be the responsibility of the Developer. Please submit the amended MUS separately from the CSP.

ACKNOWLEDGED

Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

HYDRANTS WITHIN 400' OF THE SITE ARE SHOWN ON THE PLAN.

add the ex. Drainage Utility and Access easement - add record info

EX EASEMENT ADDED AND LABELED

this easement is not shown on the plat. Does it need to be dedicated?

SITE LAYOUT UPDATED. THIS IS NOW IN A TRACT

EYEBROW HAS BEEN ADDED TO ALL CURVES PER ROADWAY MANUAL

Depending on the adjacent parking conditions of the site, a larger outside turning radius may require an "eyebrow" configuration to support Fire Apparatus turning movements. Please working engineering to determine minimum turning radii.

Relocate this fire hydrant to this location.

HYDRANT RELOCATED WITH NEW SITE LAYOUT

Eliminate this fire hydrant.

HYDRANT ELIMINATED

add street names

Relocate this fire hydrant to this location.

HYDRANT RELOCATED WITH NEW SITE LAYOUT

add street names

Eliminate this fire hydrant.

HYDRANT ELIMINATED

Show Sanitary Service for Lot 13

SITE LAYOUT UPDATED. ALL SANITARY SEWER SERVICES SHOWN.

Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

HYDRANTS WITHIN 400' OF THE SITE ARE SHOWN ON THE PLAN.

26' Utility Easement will need to be released with rerouting of Sanitary and Storm utilities

SITE LAYOUT HAS BEEN UPDATED AND THE EASEMENT WILL REMAIN

How will this lot get a driveway?

SITE LAYOUT UPDATED. THIS IS NO LONGER AN ISSUE

REVISIONS

DATE

#

PROJECT: BEACON POINT

DRAWING: OVERALL UTILITY PLAN

CLIENT: CITY OF AURORA

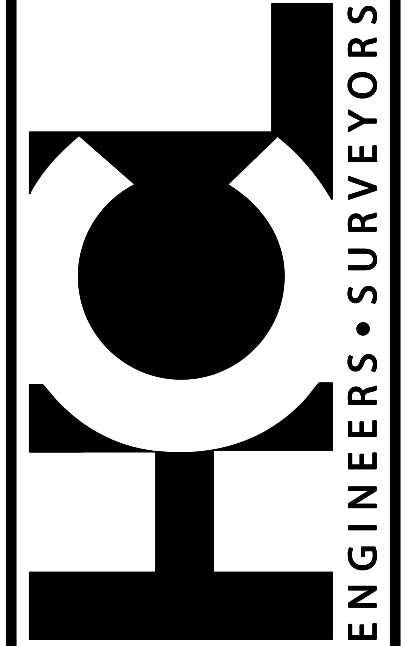
DESIGNED BY: ARR

DRAWN BY: CLK

CHECKED BY: JLH

DATE:

HCL ENGINEERING & SURVEYING, L.L.C.
1500 S. RIVER ST., STE. 100
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1605
FAX: 303.773.3297
WWW.HCLENGINEERING.COM



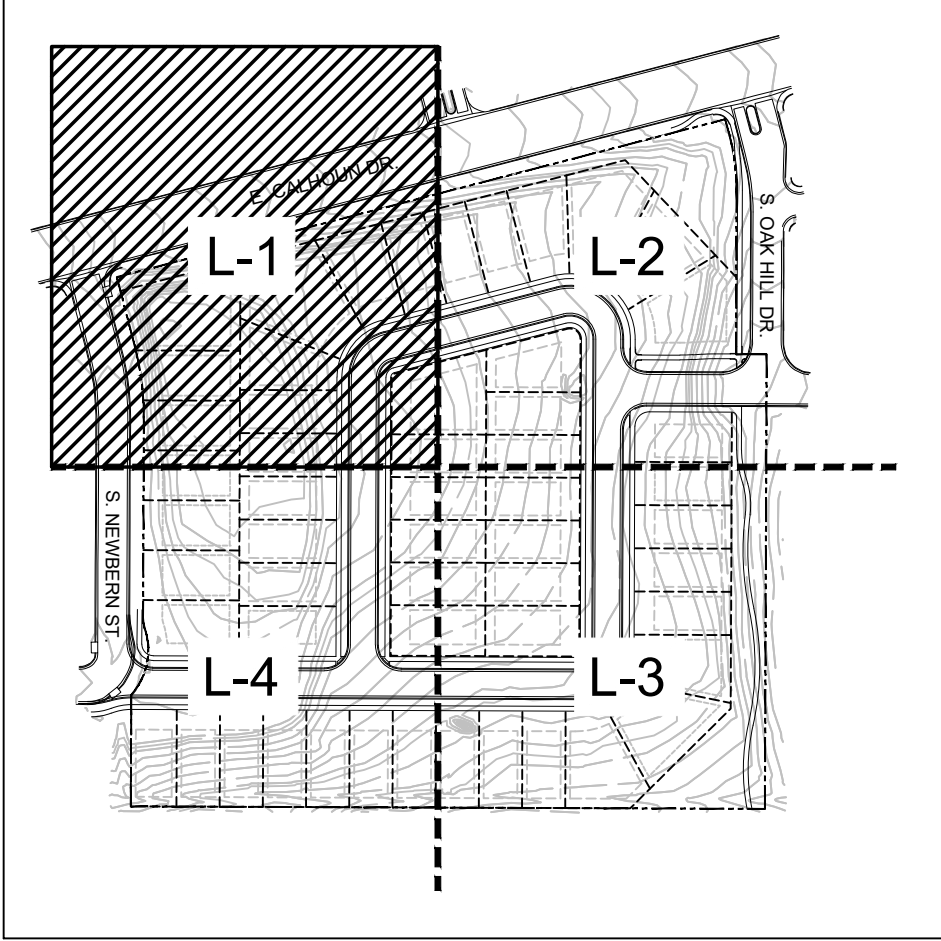
SHEET NUMBER

U-1

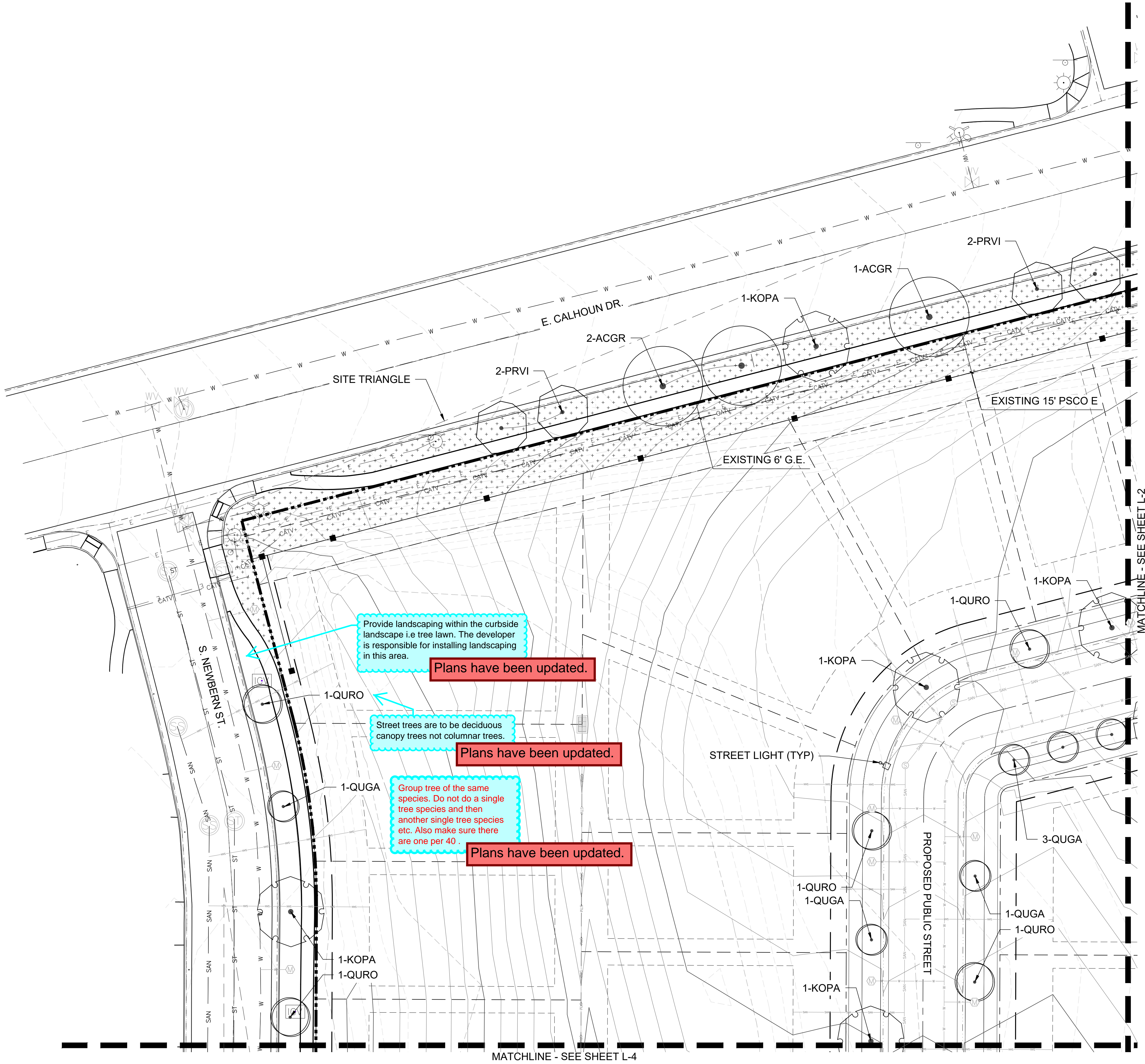
PROJECT NO. 8174-000

VISTAS AT BEACON POINT

SITE PLAN WITH WAIVERS

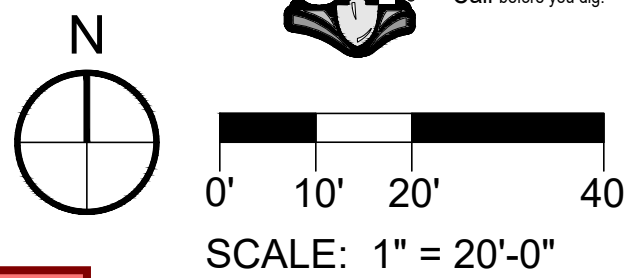


KEYMAP
1" = 200'



LEGEND

- DECIDUOUS TREES
- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES
- TURF
19,995 S.F.
- MULCH - PLANTING BED
17,905 S.F. AT 3" DEPTH
- NATIVE SEED
5,763 S.F. AT 3" DEPTH
- PEA GRAVEL
710 S.F. AT 3" DEPTH
- STEEL EDGER
252 L.F.
- 6" PRIVACY FENCING
100 L.F.
- 6" METAL FENCING
521 L.F.
- 4" METAL FENCING
1,465 L.F.
- PROPERTY LINE
- ROW LINE
- LOT LINE
- LOT SETBACK
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- BENCH
- PICNIC TABLE
- TRASH RECEPTACLE
- STREET LIGHT
- FIRE HYDRANT
- STOP SIGN



Add not for construction to all landscape sheets.
Plans have been updated.

PROJECT:		BEACON POINT		#	DATE	REVISIONS
DRAWING:		LANDSCAPE PLAN SHEET				
CLIENT:		CITY OF AURORA				
DESIGNED BY:	CB	SCALE:		HORIZ: 1" = 20'		
DRAWN BY:	CB	VERT:		1" = 20'		
CHECKED BY:	SS	DATE:				

PROJECT: BEACON POINT		DRAWING: LANDSCAPE PLAN SHEET	
CLIENT: CITY OF AURORA		DESIGNED BY: CB	
DRAWN BY: CB		CHECKED BY: SS	
SCALE: 1" = 20'		DATE: 10/31/2019	

PLANNED LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMES, P.L.A.
2663 S. PEORIA STREET, SUITE 101
P.O. BOX 770720
E: JGAMES@THKASSOC.COM

SHEET NUMBER
L-1
PROJECT NO. 8174-000

SITE PLAN WITH WAIVERS

Plans have been updated.

No matchline, just
dated largement.

Do not use chokecherry trees in the tree lawn. They tend to sucker. Try and group your trees of the same species together. The ones you have chosen all have different growth habits. Do not have singles of tree species on their own. Always group them.

Plans have been updated.

Update sight triangle to stop

The stop sign and sign triangles have been updated.

match the plat -
label and show the
TABLE

U.E. has been shown and label has been added.

Plans have been updated.

Include the landscape treatment for the
curbside landscape i.e. tree lawn

Plans have been updated.

Tract A. Provide the required landscaping for this tract in the table to be provided on sheet I-6

Plans have been updated.

Please move the enlargements to Sheet L-6.

Plans have been updated.

Consider adding driveway locations & then reviewing tree placement
Multiple locations
lot does not have space with driveway based on utilities & trees!

Note regarding driveway placement has been added
Refer to note 6 under "General Notes" on sheet L-5.

add the ex. Drainage,
Utility and Access
easement - add
record info

Existing easement added and labeled.

match the plat -
label and show the
Ex. U.E.

U.E. has been shown and
label has been added.

See previous comment regarding driveways. These lots have no available space for a driveway

Plans have been updated
Alley loaded lots are now
proposed to address this
issue.

Why is the sidewalk attached here? This should be a detached walk!! This does not meet the roadway cross section for this street type.

Plans have been updated.
Street section has been updated.

of Tract B to

Plans have been updated.

No matchline, just an enlargement.

Plans have been updated.

811 Know what's below.
Call before you dig.

REVISIONS

DATE _____

#

BEACON POINT

PROJECT:

LANDSCAPE PLAN SHEET

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA



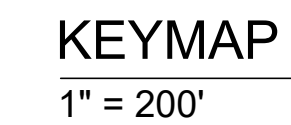
SHEET NUMBER

L-2

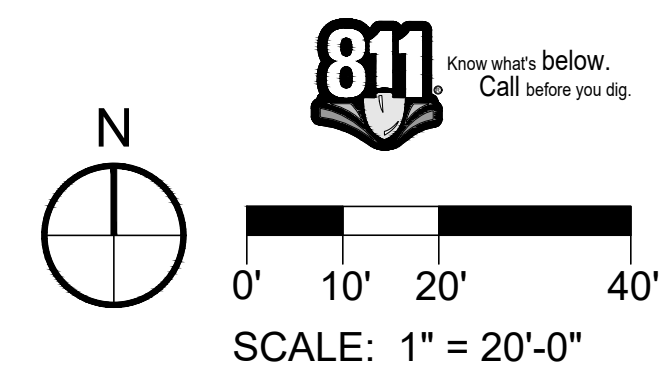
PROJECT NO. 8174-000

VISTAS AT BEACON POINT

SITE PLAN WITH WAIVERS



- | | | | |
|--|---|--|---------------------|
| | DECIDUOUS TREES | | EX. MINOR CONTOUR |
| | ORNAMENTAL TREES | | EX. MAJOR CONTOUR |
| | SHRUBS | | PROP. MINOR CONTOUR |
| | ORNAMENTAL GRASSES | | PROP. MAJOR CONTOUR |
| | TURF
19,995 S.F. | | BENCH |
| | MULCH - PLANTING BED
17,905 S.F. AT 3" DEPTH | | PICNIC TABLE |
| | NATIVE SEED
5,763 S.F. AT 3" DEPTH | | TRASH RECEPTACLE |
| | PEA GRAVEL
710 S.F. AT 3" DEPTH | | STREET LIGHT |
| | STEEL EDGER
252 L.F. | | FIRE HYDRANT |
| | 6' PRIVACY FENCING
100 L.F. | | STOP SIGN |
| | 6' METAL FENCING
521 L.F. | | |
| | 4' METAL FENCING
1,465 L.F. | | |
| | PROPERTY LINE | | |
| | ROW LINE | | |
| | LOT LINE | | |
| | LOT SETBACK | | |



PROJECT NO. 8174-000

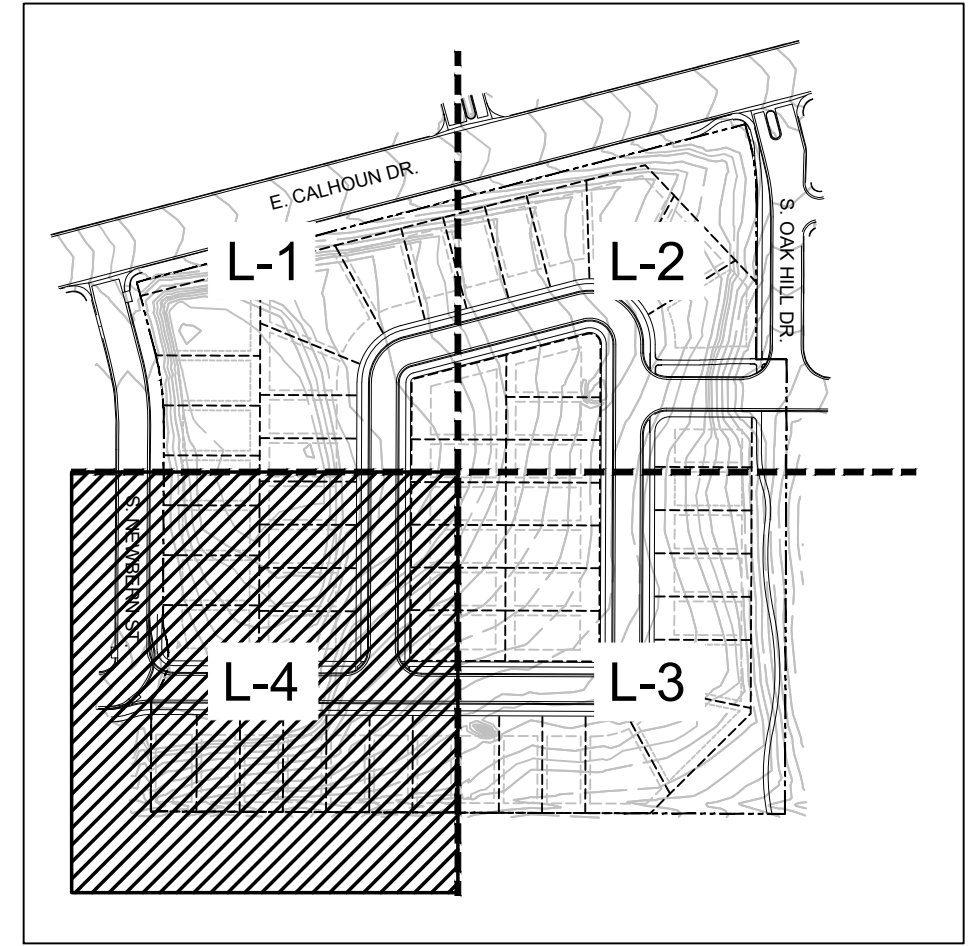
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L:\8174-000 GB Capital-Beacon Point\04_CAD\4.1_Sheets\Sheets_Landscape.dwg

2019-08-22 10:32am By: bbruning
L:\8174-000 GB Capital-Beacon Point\04_Landscapes\1_Sheets\Sheets_Landscapes.dwg

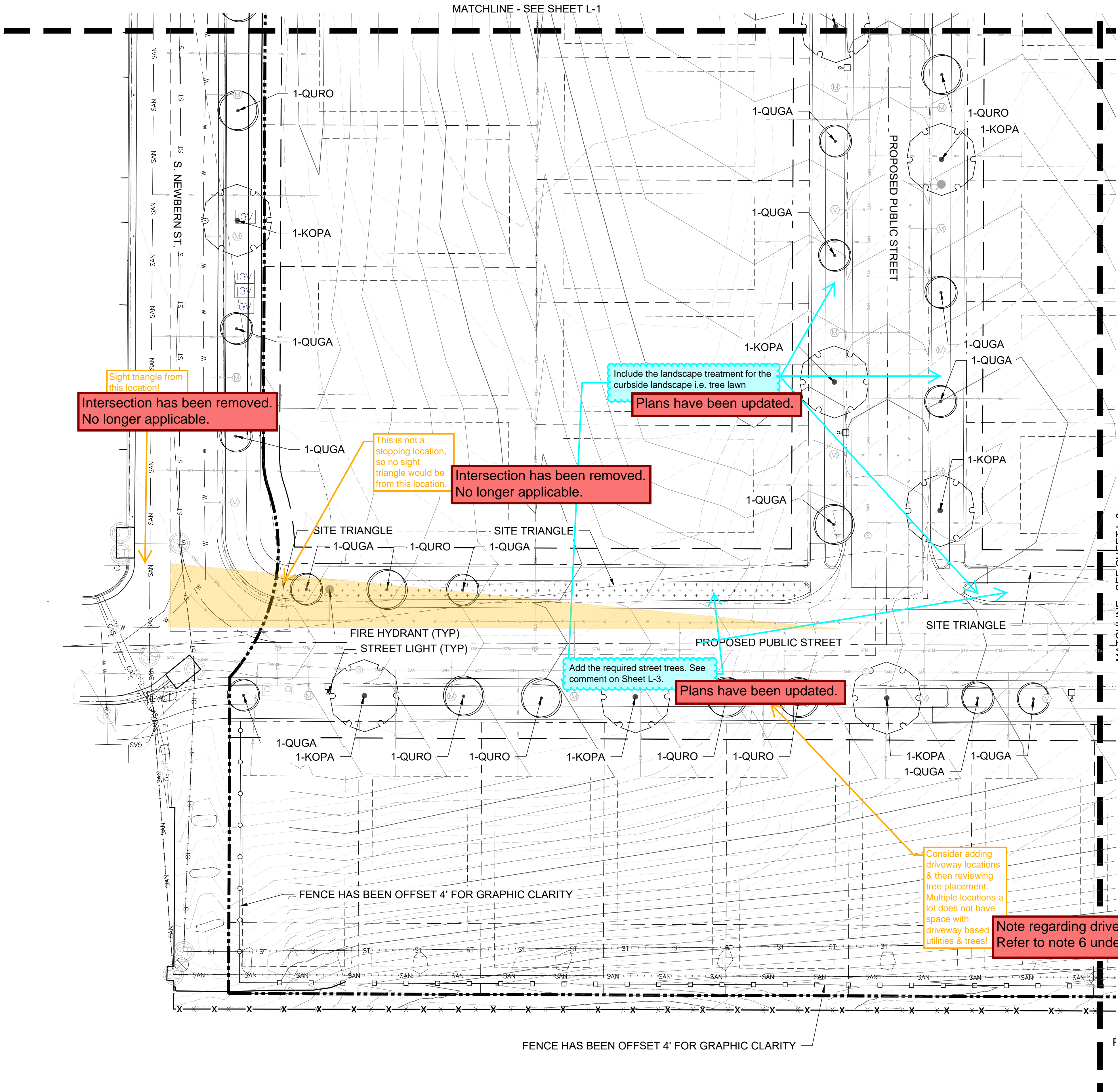
THK Associates, Inc.
CB
10/31/2019

VISTAS AT BEACON POINT

SITE PLAN WITH WAIVERS

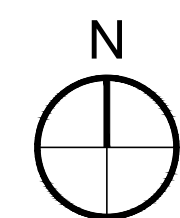


KEYMAP
1" = 200'



LEGEND

- | | | | |
|--|---|--|---------------------|
| | DECIDUOUS TREES | | EX. MINOR CONTOUR |
| | ORNAMENTAL TREES | | EX. MAJOR CONTOUR |
| | SHRUBS | | PROP. MINOR CONTOUR |
| | ORNAMENTAL GRASSES | | PROP. MAJOR CONTOUR |
| | TURF
19,995 S.F. | | BENCH |
| | MULCH - PLANTING BED
17,905 S.F. AT 3" DEPTH | | PICNIC TABLE |
| | NATIVE SEED
5,763 S.F. AT 3" DEPTH | | TRASH RECEPTACLE |
| | PEA GRAVEL
710 S.F. AT 3" DEPTH | | STREET LIGHT |
| | STEEL EDGER
252 L.F. | | FIRE HYDRANT |
| | 6' PRIVACY FENCING
100 L.F. | | STOP SIGN |
| | 6' METAL FENCING
521 L.F. | | |
| | 4' METAL FENCING
1,465 L.F. | | |
| | PROPERTY LINE | | |
| | ROW LINE | | |
| | LOT SETBACK | | |



0' 10' 20' 40'
SCALE: 1" = 20'-0"

REVISIONS

DATE

#

BEACON POINT

LANDSCAPE PLAN SHEET

DRAWING: LANDSCAPE PLAN SHEET
CLIENT: CITY OF AURORA
DESIGNED BY: CB
DRAWN BY: CB
CHECKED BY: SS

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMES, P.L.A.
2863 S. PEORIA STREET, SUITE 101
CHICAGO, IL 60632
P: 312.770.7201
E: JGAMES@THKASSOC.COM



SHEET NUMBER

L-4

PROJECT NO. 8174-000

GENERAL NOTES:

1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPOSED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE.
3. DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
4. NO SLOPES TO EXCEED 3:1
5. ANY PROPOSED PLANTING MATERIAL PLANTED IN THE SIGHT TRIANGLES MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

CITY OF AURORA STANDARD NOTES:

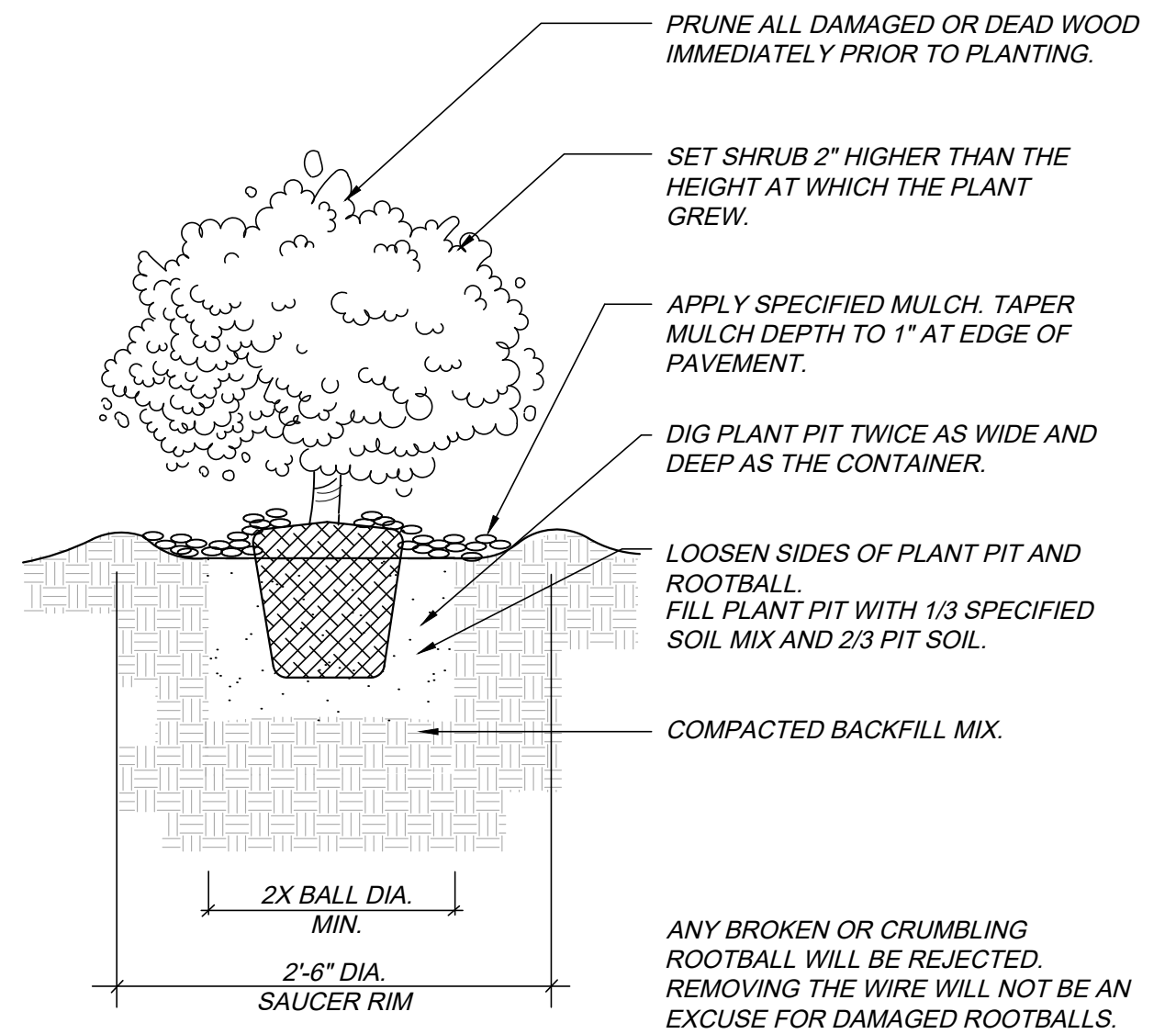
1. SOIL PREPARATION SHALL BE (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 S.F. OF AREA MINIMUM.
2. FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING FIXTURE: SINGLE SELUX BETA PENDANT LED LIGHT. SEE PHOTOMETRIC PLAN ON SHEET P-1.
3. SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES SHALL BE ASPHALT.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR PRELIMINARY LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR PROPOSED FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR PROPOSED FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF PROPOSED FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. MULCHING FOR SHRUB BEDS AND TREES TO BE RED CEDAR MULCH OR EQUAL AT MIN. 3" DEEP.
11. PEA GRAVEL OCCURS AT PICNIC AREA AND IS TO BE MIN. 3" DEEP.
12. ANY PROPOSED PLANTS WITHIN THE SIGHT TRIANGLE MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

THK Associates, Inc.
CB
10/31/2019

VISTAS AT BEACON POINT

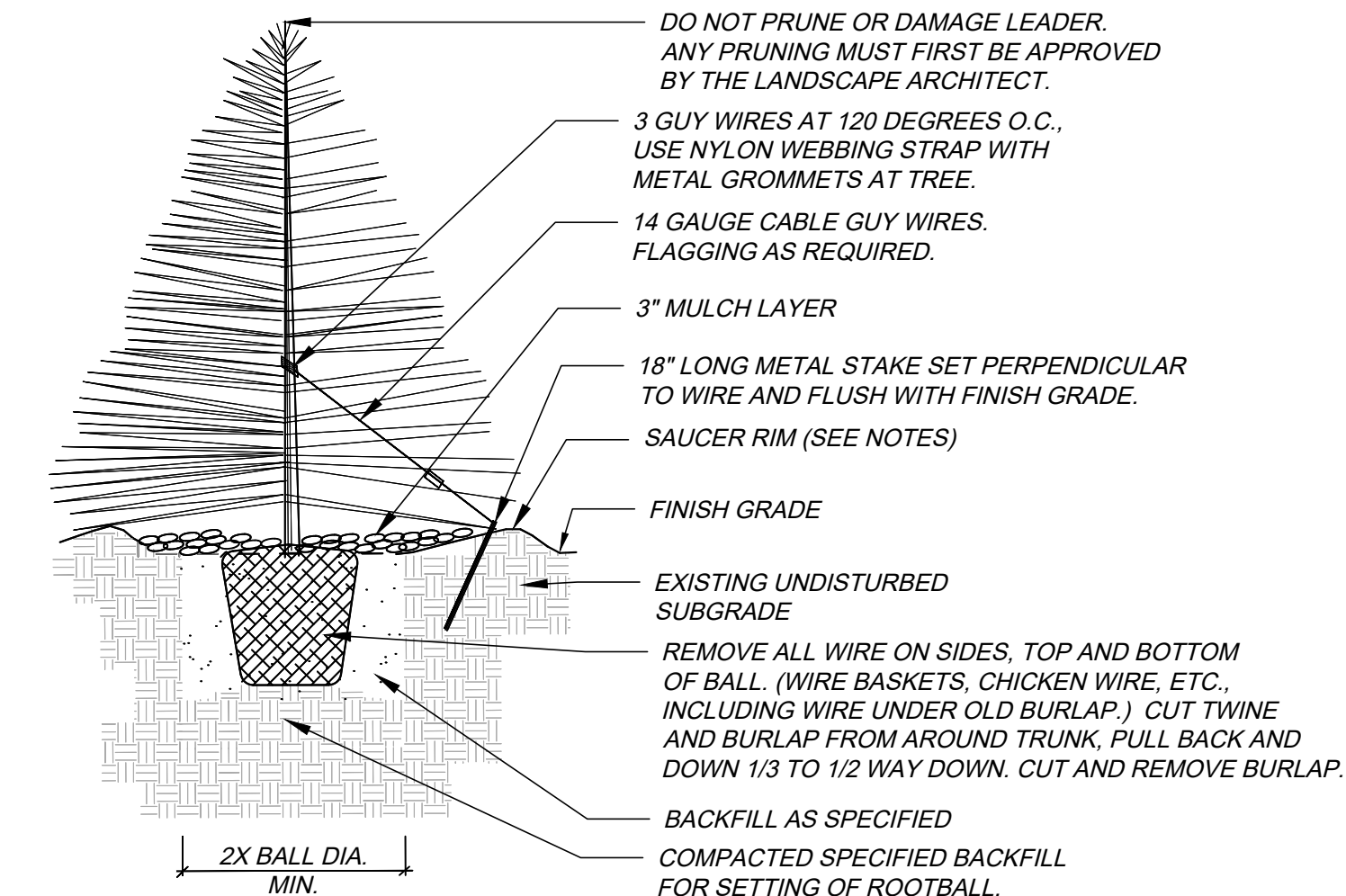
SITE PLAN WITH WAIVERS

PERENNIALS						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
☉	27	ACMI	<i>Achillea millefolium</i> 'Summer Pastels'	PINK YARROW	1 GAL	CONT.
⊙	87	AQHY	<i>Aquilegia hybrids</i>	ROCKY MOUNTAIN COLUMBINE	1 GAL	CONT.
☉	15	ECPU	<i>Echinacea purpurea</i>	PURPLE CONEFLOWER	1 GAL	CONT.
☉	58	SOCA	<i>Solidago canadensis</i> 'Golden Baby'	GOLDENROD	1 GAL	CONT.
⊙	78	STBY	<i>Stachys byzantine</i> 'Silver Carpet'	LAMB'S EAR	1 GAL	CONT.
☉	24	ZAGA	<i>Zauschneria garrettii</i>	HUMMINGBIRD FLOWER	1 GAL	CONT.



SHRUB PLANTING DETAIL

N.T.S.

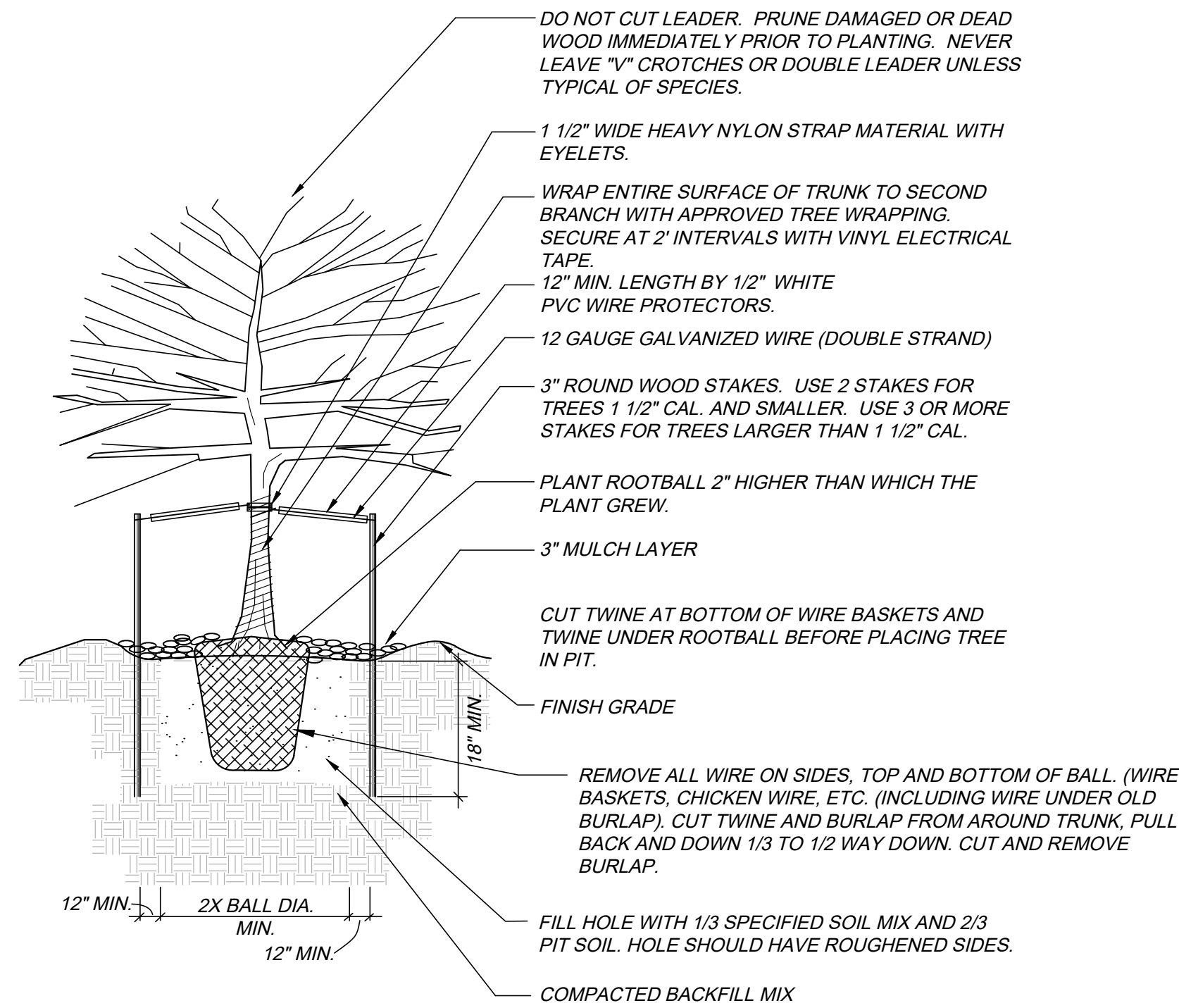


NOTES:

1. TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
2. WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
3. SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND TREE WHEN ON LEVEL GROUND.

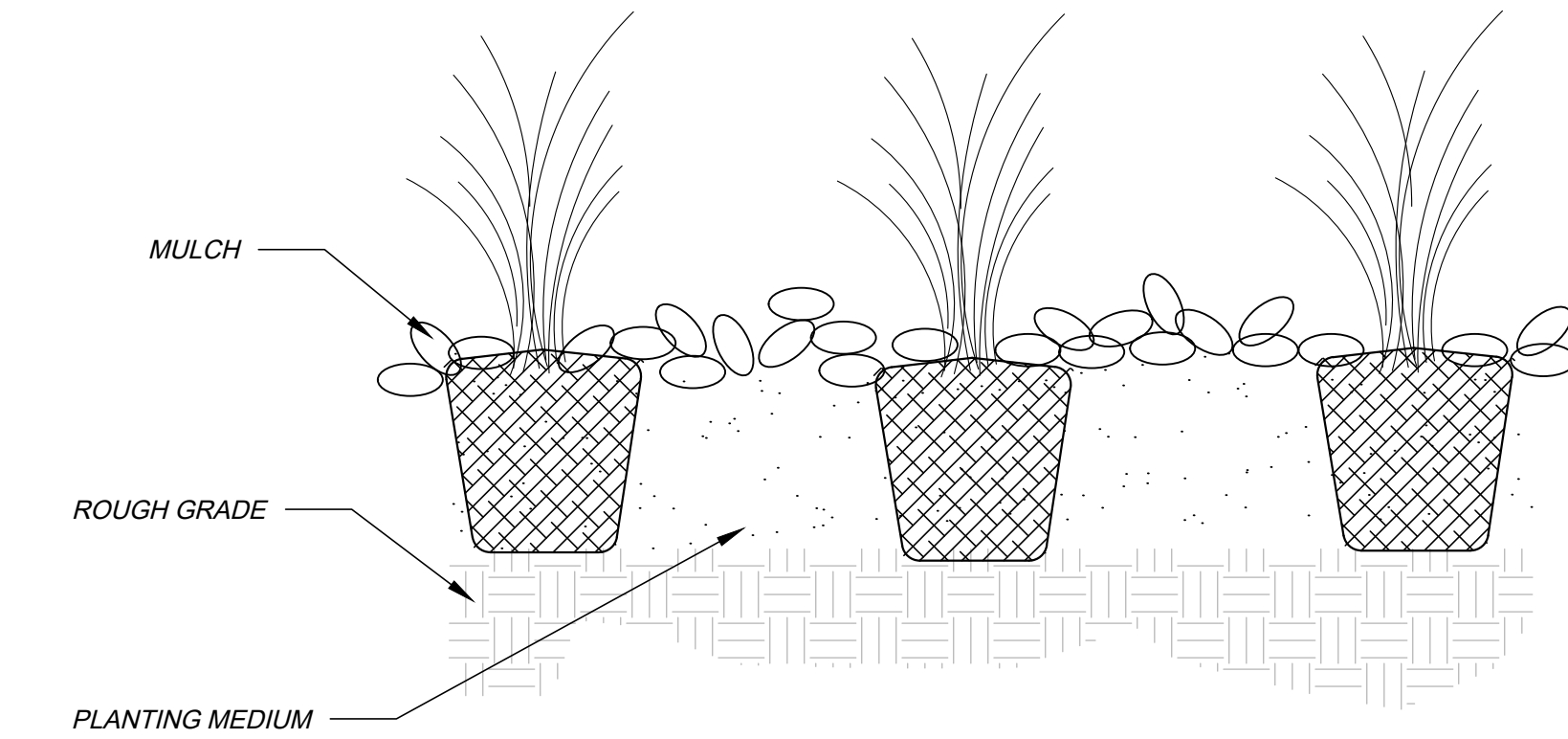
EVERGREEN TREE PLANTING DETAIL

N.T.S.



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

























PERENNIAL PLANTING

N.T.S.

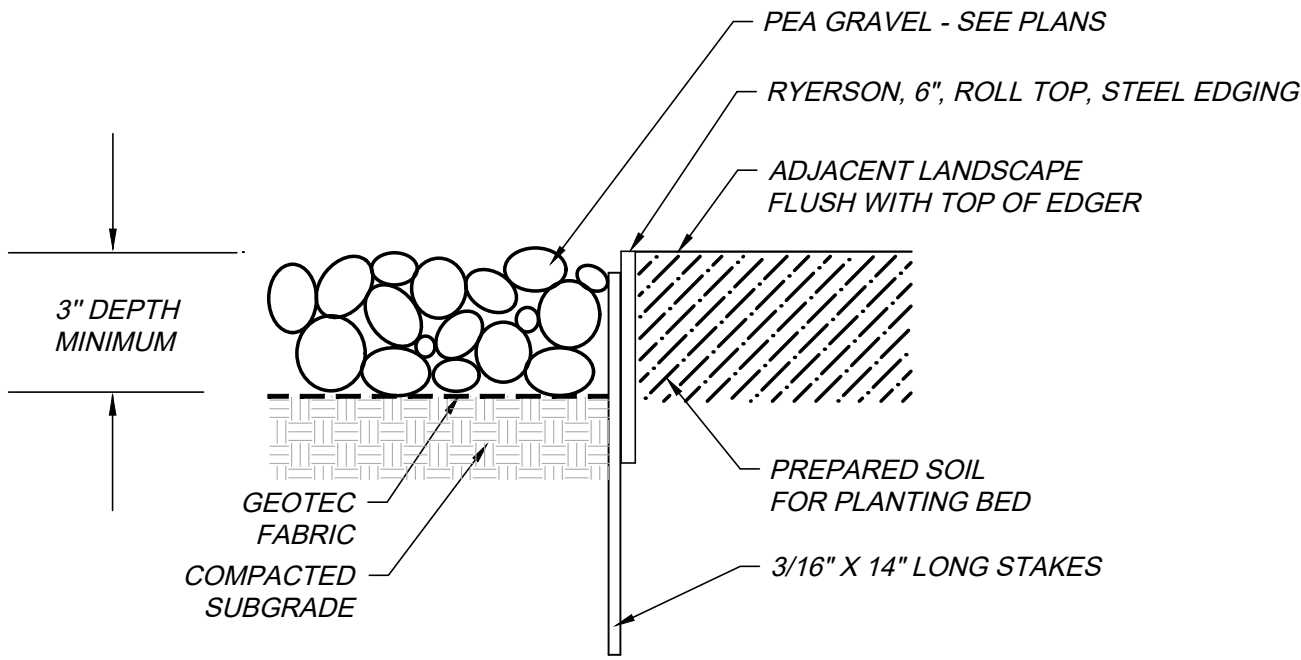
Add a note something to the effect of "Final street tree placement will depend upon the ultimate location of utilities and individual driveway locations."

Note has been added. Refer to note 7 under "General Notes" on this sheet. Note has also been added to all landscape sheets for clarity.

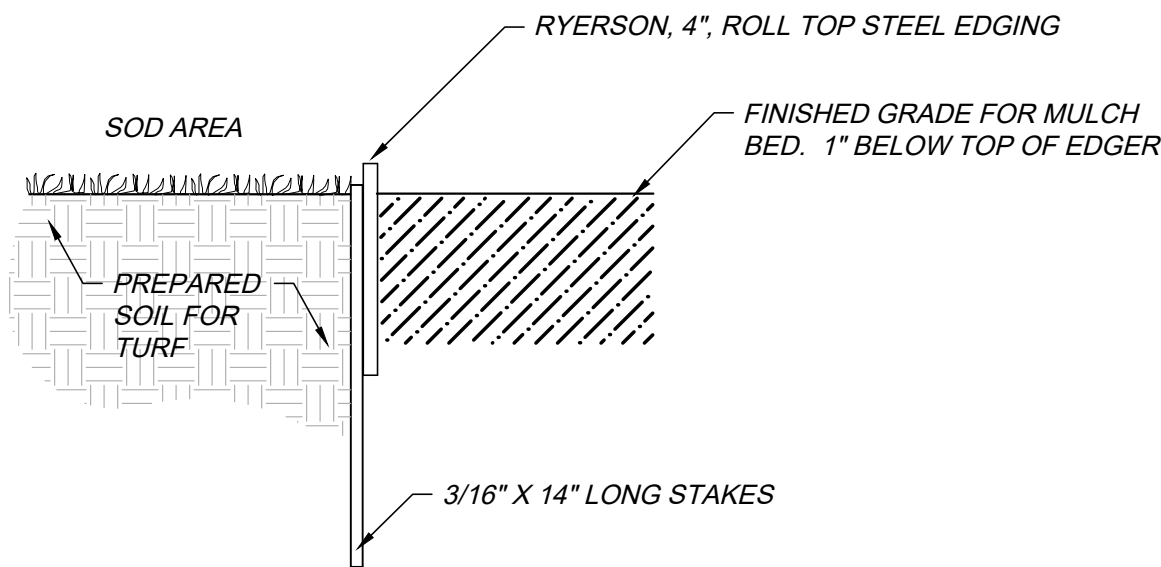
DECIDUOUS TREES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	7	ACGR	Acer grandidentatum	BIGTOOTH MAPLE	2.5" CAL	B&B
	27	KOPA	Koeleruteria paniculata	GOLDENRAIN TREE	2.5" CAL	B&B
	35	QUGA	Quercus gambelii	GAMBEL OAK	2.5" CAL	B&B
d. Refer to note 7 under "General Notes" on this page. All plants have been added to all landscape sheets for clarity.				BLACK OAK	2.5" CAL	B&B
				RED OAK	2.5" CAL	B&B
				WHITE OAK	2.5" CAL	B&B
				BOYD OAK	2.5" CAL	B&B
			Prunus virginiana	HUBERT CHOKECHERRY	2.5" CAL	B&B
EVERGREEN TREES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	5	PINI	Pinus nigra	AUSTRIAN PINE	6' HT	B&B
	1	PIPO	Pinus ponderosa	PONDEROSA PINE	6' HT	B&B
	10	PISY	Pinus sylvestris 'Pumila'	DWARF SCOTCH PINE	6' HT	B&B
ORNAMENTAL TREES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	4	MACO	Malus 'Coralburst'	CORALBURST CRABAPPLE	2" CAL	B&B
	5	PYCA	Pyrus calleryana	CHANTICLEER PEAR	2" CAL	B&B
DECIDUOUS SHRUBS						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	35	AMCA	Amorpha canescens	LEADPLANT	5 GAL	CONT.
	21	ARCA	Artemesia cana	SILVER SAGE BRUSH	5 GAL	CONT.
	14	BETH	Berberis thunbergii 'Rosy Glow'	ROSY GLOW BARBERRY	5 GAL	CONT.
	13	CAAR	Caragana arborescens	SIBERIAN PEASHRUB	5 GAL	CONT.
	45	CACL	Caryopteris x clandonensis	BLUE MIST SPIREA	5 GAL	CONT.
	25	CHNA	Chrysothamnus nauseosus	RABBITBRUSH	5 GAL	CONT.
	59	COAC	Cotoneaster acutifolia	PEKING COTONEASTER	5 GAL	CONT.
	16	FAPA	Fallugia paradoxa	APACHE PLUME	5 GAL	CONT.
	40	RHAR	Rhus aromatica	FRAGRANT SUMAC	5 GAL	CONT.
	4	RHCI	Rhus glabra 'Cismontana'	ROCKY MOUNTAIN SUMAC	5 GAL	CONT.
EVERGREEN SHRUBS						
	17	JUSA	Juniperus sabina 'Tamariscifolia'	TAMMY JUNIPER	5 GAL	CONT.
	56	PIMU	Pinus mugo pumilo	MUGO PINE	5 GAL	CONT.
GRASSES						
Symbol	Count	PLANT ID	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	25	SCSC	Schizachyrium scoparium	LITTLE BLUESTEM	1 GAL	CONT.

VISTAS AT BEACON POINT

SITE PLAN WITH WAIVERS



EDGER DETAIL - PEA GRAVEL AND PLANT BED
N.T.S.



EDGER DETAIL - SOD AND PLANT BED
N.T.S.

TABLE OF STREET FRONTAGE REQUIREMENTS:

AREA	DESCRIPTION	LENGTH	NOTES	TREES REQUIRED (1 / 35')	TREES PROVIDED
A	STREET FRONTAGE E. CALHOUN DR. (SOUTH)	546'	--	16	16

NOTE: REQUIREMENTS SET FORTH BY THE CITY OF AURORA.

STREET FRONTAGE, STREET PERIMETER & SPECIAL BUFFERS:

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	REQUIRED / PROVIDED	
					TREES	SHRUBS
A	LANDSCAPE BUFFER (EAST BOUNDARY)	560'	N/A	36'	23 / 23	112 / 128

Add the local internal streets. If no names have been provided, label them as A, B, C, etc. Street trees required at 1 per 40 lf.

Local internal streets have been added to the chart. Trees added at 1 per 40 L.F.

WATER CONSERVATION TABLE:

NON-WATER CONSERVING (SOD)	19,995 S.F.
WATER CONSERVING (NATIVE AND SHRUBS)	23,668 S.F.
NON-IRRIGATED (PEA GRAVEL)	710 S.F.
TOTAL LANDSCAPE AREA	44,373 S.F.

Provide a breakdown of each of the landscape areas as a percentage of the overall landscaped area of the site.

Landscaped areas have been broken down into percentages of the total landscaped area.

Tract landscaping table has been added to sheet L-6.

Add a table for tract landscaping. Landscaping to be provided at a ratio of 1 tree and 10 shrubs per 4,000 square feet of tract area.

Provide a detail and notes as applicable to demonstrate the front yard landscaping requirements. Refer to Table 4.7-3 Residential Yard Landscape Requirements. If the Xeric option is chosen, then the home builder may apply for the \$1,000 tap credit per lot.

Minimum landscape requirements from chart 4.7-3 has been added to sheet L-5.

SOD INFORMATION

RTF SOD, OR APPROVED EQUAL
AVAILABLE THROUGH: GREEN VALLEY TURF CO.
13159 N. US HIGHWAY 85
LITTLETON, CO 80125
P: 303.798.6764
WEB: WWW.GVT.NET

MULCH INFORMATION

SHRUB BED MULCH
RED CEDAR MULCH
APPLIED AT 3" DEPTH MINIMUM
AVAILABLE THROUGH: GREEN VALLEY TURF COMPANY
13159 N. US HIGHWAY 85
LITTLETON, CO 80125
P: 303.798.6764
WWW.GVT.NET

EDGER INFORMATION

RYERSON 4" AND 6" ROLL TOP EDGING
AVAILABLE THROUGH: RYERSON
P: 855.793.7766
P: WWW.RYERSON.COM

NATIVE SEED INFORMATION

LOW GROW MIX:
30% EPHRAIM CRESTED WHEATGRASS
25% SHEEP FESCUE
20% PERENNIAL RYE
15% CHEWINGS FESCUE
10% CANADA BLUE GRASS
SEEDING RATE:
DRYLAND - 20-25 LBS/AC
AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.
4300 MONACO STREET
DENVER, CO 80216
P: 303.320.7500
WEB: WWW.AVSEEDS.COM

GRAVEL INFORMATION

PEA GRAVEL-COLORADO (COLOR)
3/8" DIA WASHED RIVER ROCK
APPLIED AT 3" DEPTH MINIMUM
AVAILABLE THROUGH: PIONEER SAND & GRAVEL
463 AIRPORT ROAD
AURORA, CO 80011
P: 303.340.1440
WEB: WWW.PIONEERSAND.COM

REVISIONS

DATE

#

PROJECT: BEACON POINT

DRAWING: LANDSCAPE DETAILS SHEET

CLIENT: CITY OF AURORA

DESIGNED BY: CB

DRAWN BY: CB

CHECKED BY: SS

SCALE: N/A

HORZ: N/A

VERT: N/A

DATE:

PLANNER/LANDSCAPE ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMES, P.L.A.
2863 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
P: 303-773-7201
E: JGAMES@THKASSOC.COM



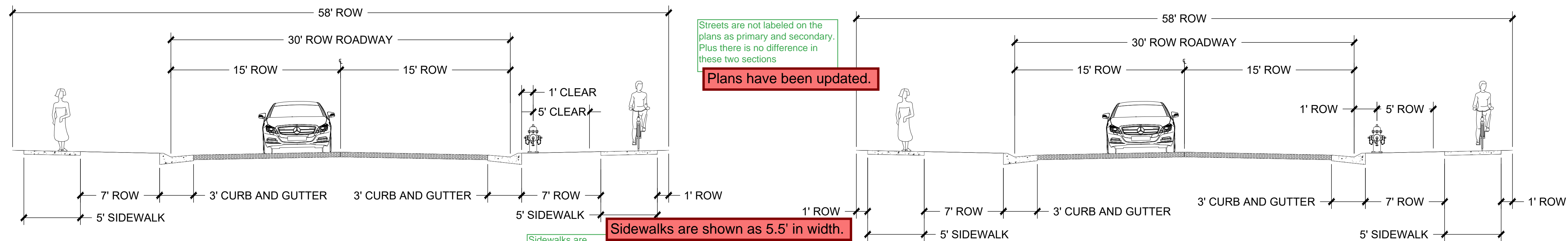
SHEET NUMBER

L-6

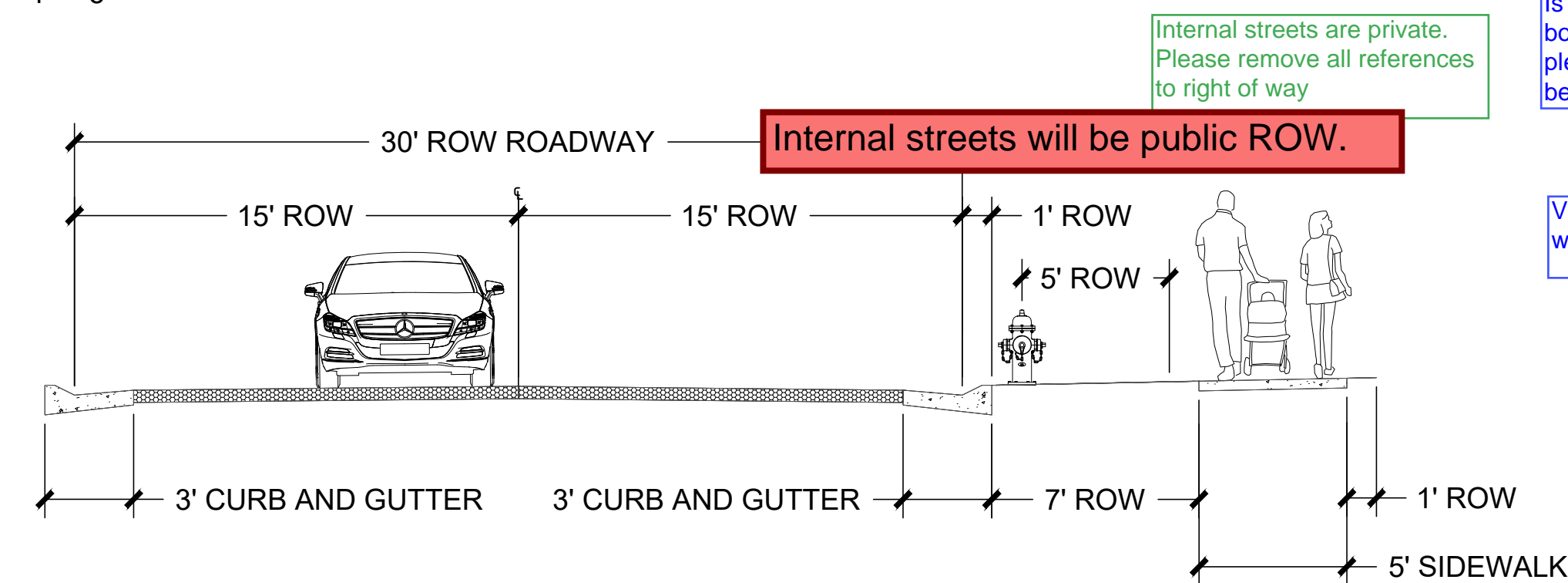
PROJECT NO. 8174-000

VISTAS AT BEACON POINT

SITE PLAN WITH WAIVERS



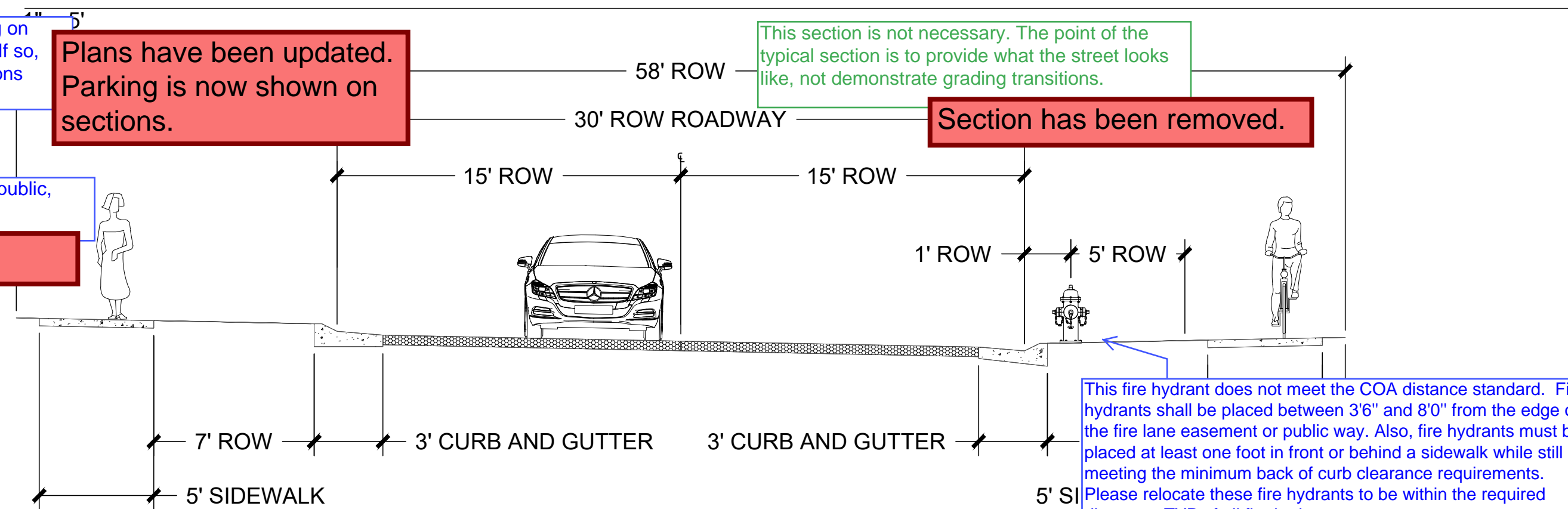
PRIMARY ROAD - TYPICAL SECTION

$$\overline{1'' = 5'}$$


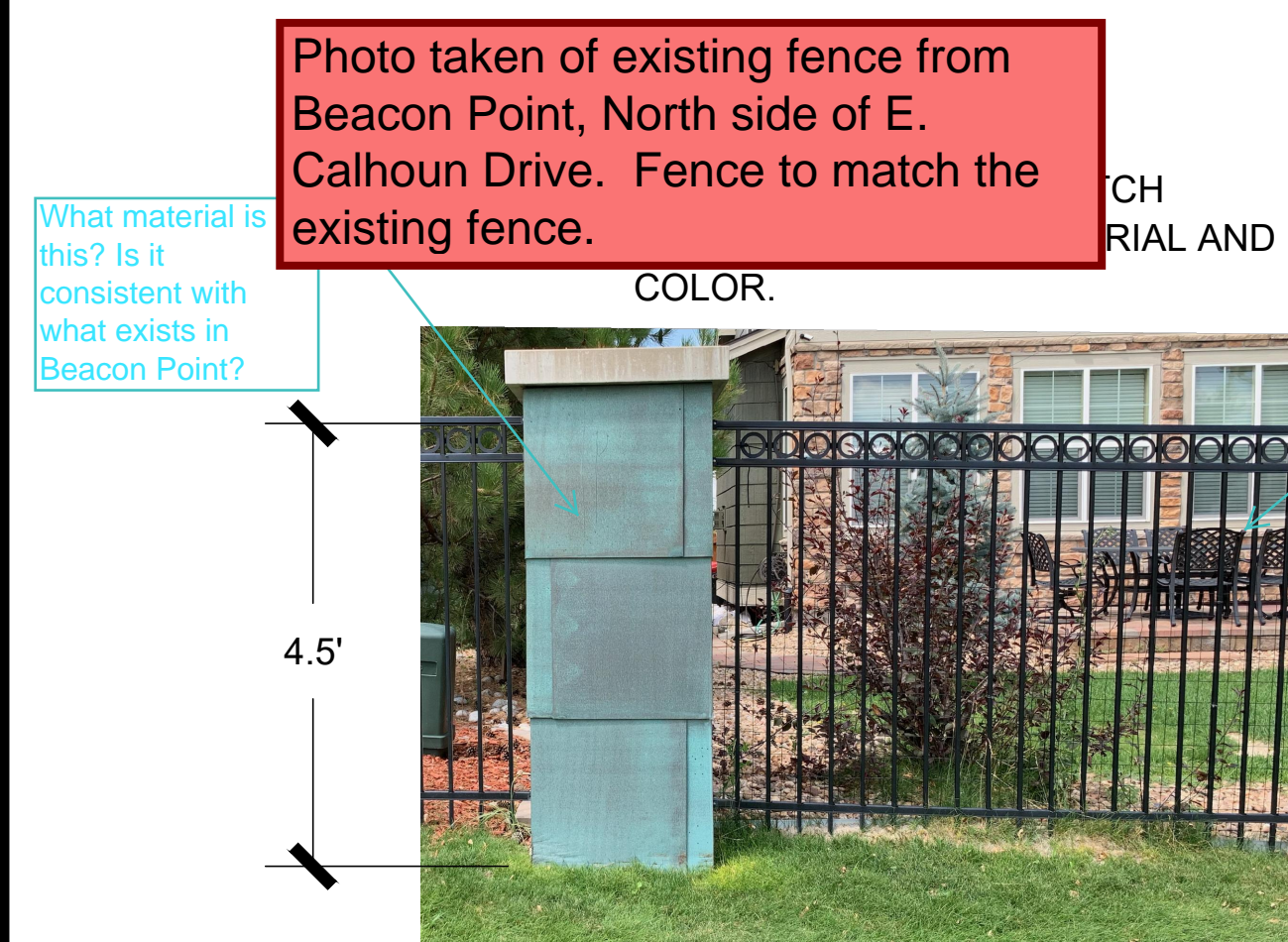
PRIMARY ROAD AT INTERSECTION - TYPICAL SECTION

$$\overline{1'' = 5'}$$

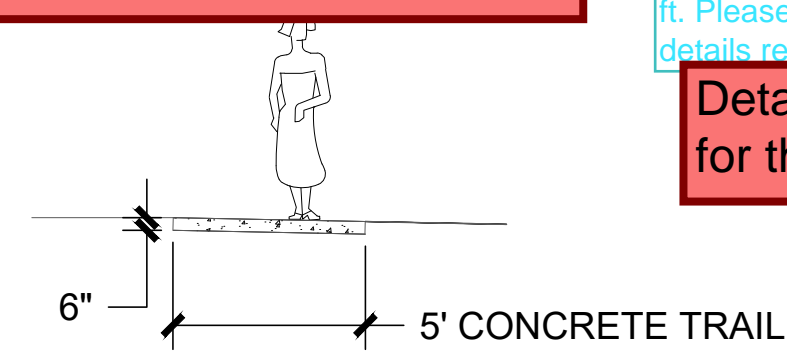
SECONDARY ROAD - TYPICAL SECTION



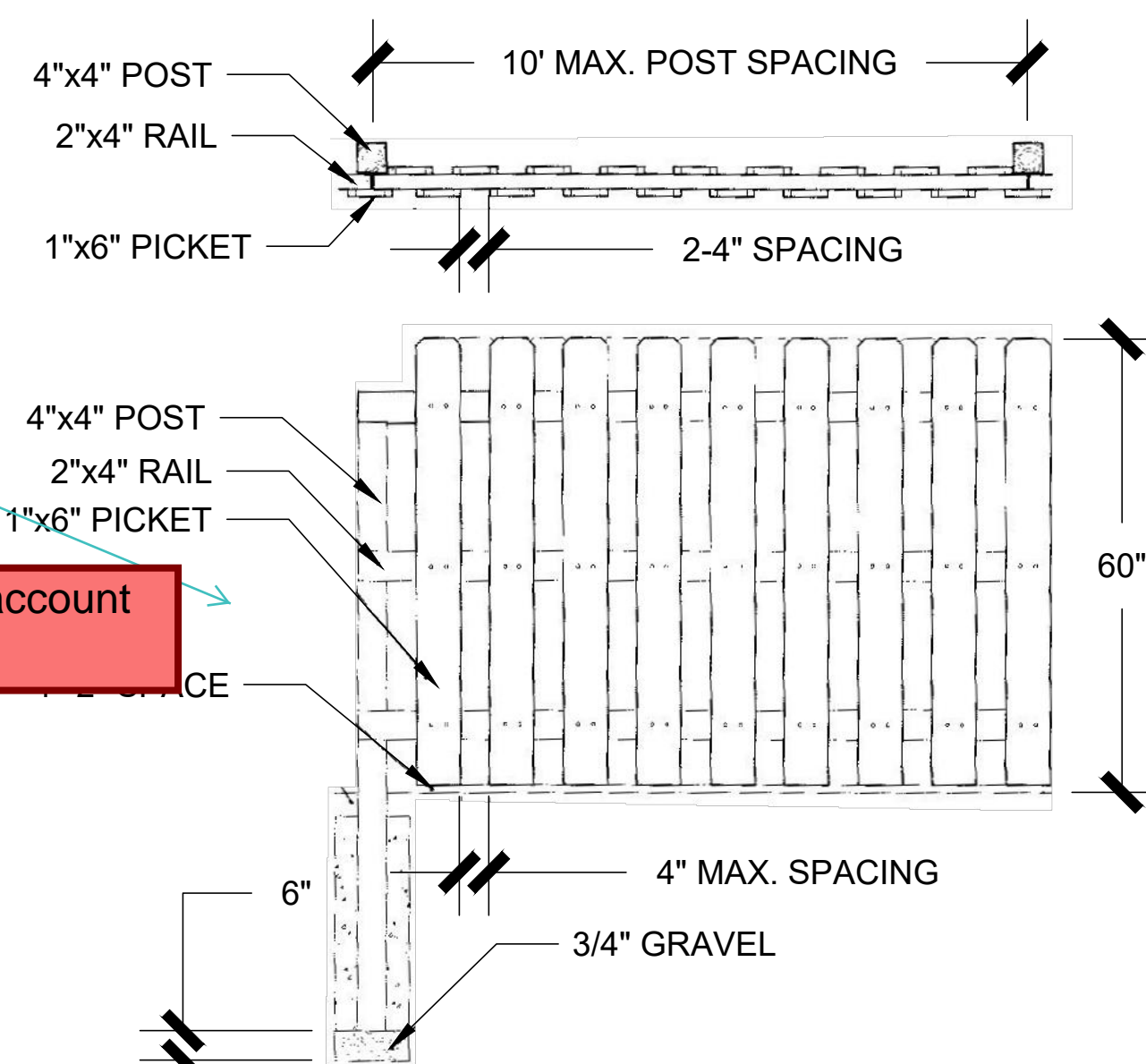
SECONDARY ROAD TRANSITION - TYPICAL SECTION

$$\overline{1'' = 5'}$$


METAL FENCE
N.T.S.

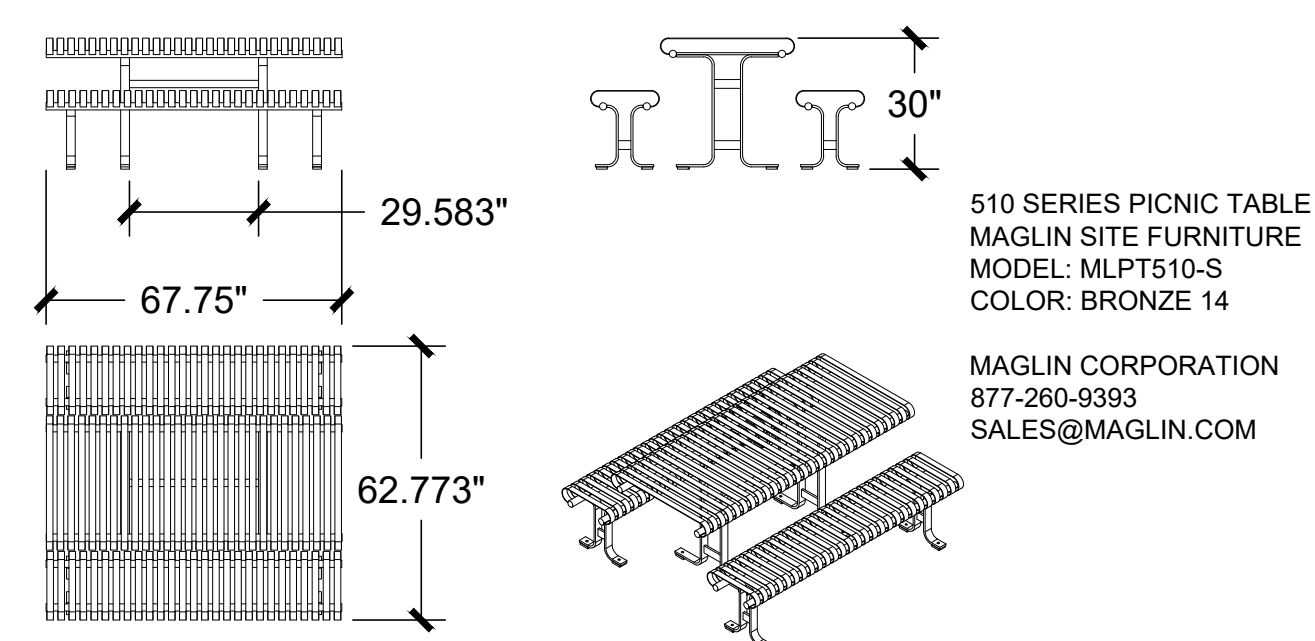


TRAIL - TYPICAL SECTION

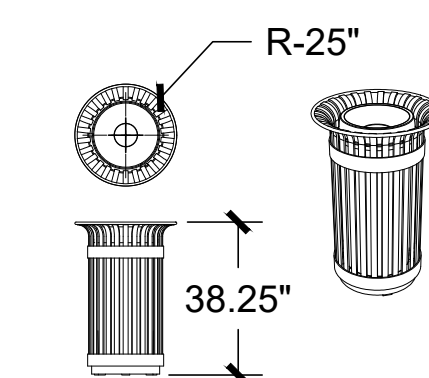
$$\overline{1'' = 5'}$$


WOOD PRIVACY FENCE
N.T.S.

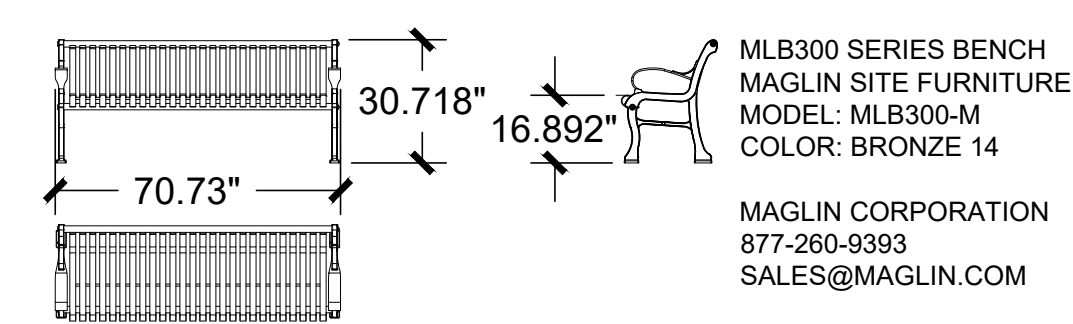
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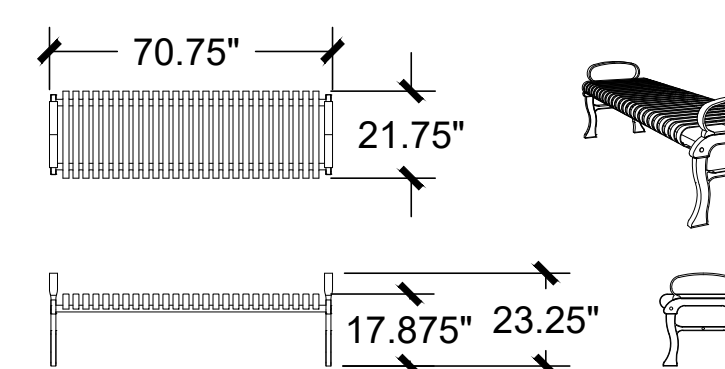
PICNIC TABLE DETAIL - MAGLIN MLPT510-M

$$1'' = 4'$$


TRASH RECEPTACLE DETAIL - MAGLIN MLWR200-20

$$1'' = 4'$$


BENCH DETAIL 2 - MAGLIN MLB300-M

$$1'' = 4''$$


BENCH DETAIL - MAGLIN MLB300B-M

$$1'' = 4'$$

NOTES:

1. WOOD PRIVACY FENCE SHALL MATCH EXISTING FENCE IN MATERIAL AND COLOR.
2. DETAIL IS FROM THE BEACON POINT FDP.

Note 1 has been removed. No wood fences currently exist on site.

Will there be mail kiosks amenities? If so, please provide an accessible route to the mail kiosks and details.

Provide a detail for the 6" tall metal fence.

Section removed from sheet. No longer applicable. Fire hydrants are now placed according to code.

Metal Fence Detail has been updated to account for the 4' and 6' fence sections.

No mail kiosks are planned on site.



VISTAS AT BEACON POINT

SITE PLAN WITH WAIVERS

Add a note indicating the on site street lights are private and will be owned and maintained by the HOA or metro district in perpetuity

All on-site street lights will be owned and maintained by the City of Aurora.

GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

LEGEND

- STREET LIGHT
- CALCULATION ZONES

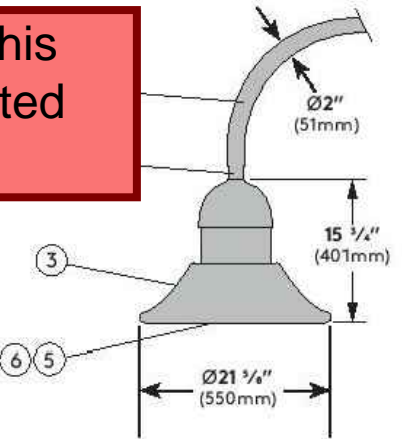
Lighting matches what is called for in the FDP and what is currently installed in other areas of the Beacon Point Neighborhood.

selux

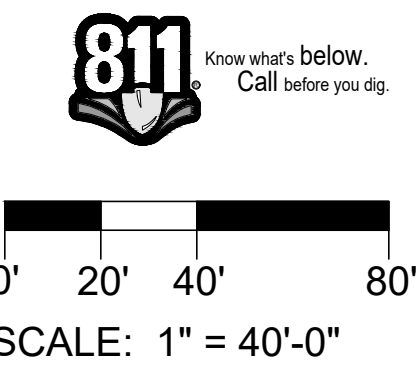
Are these fixtures proposed for street lighting? Please verify that Public Works approves of this

Single
EPA = 1.7 (40 lumen)
Weight
Consider providing some path lights or other low intensity lighting fixtures for the open space areas

No additional lighting is being provided at this time. Other gathering areas have very limited lighting - a singular lit bollard.



SELUX BETA PENDANT LED LIGHT (SINGLE) DETAIL
N.T.S.



REVISIONS	
#	DATE

#	DATE

PROJECT: BEACON	
DRAWING: PHOTOMETRIC PLAN SHEET	
CLIENT: CITY OF AURORA	
DESIGNED BY: CB	
DRAWN BY: CB	
CHECKED BY: SS	
SCALE: 1" = 40'	
DATE:	

PLANNED AND/OR ARCHITECT:
THK ASSOCIATES, INC.
ATTN: JULIE GAMES, P.L.A.
2683 S. PEORIA STREET, SUITE 101
P-303-770-7201
E: JGAMES@THKASSOC.COM

thk associates, inc.

SHEET NUMBER
P-1

PROJECT NO. 8174-000



Julie G. <jgamec@thkassoc.com>

RE: Beacon - quick questions

1 message

Johnson, Christopher <chjohnso@auroragov.org>

Wed, Oct 30, 2019 at 3:18 PM

To: Geoffrey Babbitt <Geoff@gbcapitalllc.com>, Andrew Renner <arenner@hclengineering.com>

Cc: "Julie G." <jgamec@thkassoc.com>

Hi Geoff,

To answer your questions:

1. In R-1 zoning for rear lot setbacks: Front-loaded lots have a 10 foot rear setback, and alley-loaded has a 3 foot rear setback. Alley-loaded homes also get a reduced front yard setback as well.
2. The alley width is 16 feet, since Fire access is being provided from the streets.
3. I spoke with Kelly about the landscape lawn size and she is ok with going below 8 feet. As long as the flowline dimensions requested by public works are being met, the remaining right of way area will provide enough space that we can fit in all other necessary items.

Let me know if there are other questions!

Thanks,

Christopher Johnson

Planner I

chjohnso@auroragov.org

Planning and Development Services

(303) 739-7112

**THE CORE**
Integrity • Customer Service
Respect • Professionalism

From: Geoffrey Babbitt <Geoff@gbcapitalllc.com>**Sent:** Wednesday, October 30, 2019 1:09 PM**To:** Andrew Renner <arenner@hclengineering.com>; Johnson, Christopher <chjohnso@auroragov.org>**Cc:** Julie G. <jgamec@thkassoc.com>**Subject:** Beacon - quick questions

Hi Christopher – we are working hard to create the alley load condition on the interior lots at Beacon Point. Couple quick questions that would be super appreciative to get some guidance from you:

1. Rear lot setbacks – for both alley loaded and front loaded, what are rear lot setbacks for this site under new code?

2. Alley roadway – how wide does the alley need to be? We think 16' but want to make sure before we design it.
3. Did you get any feedback from landscape department on whether or not they will allow the reduction in tree lawn size as we discussed with Victor the other day? We can fit a 60' ROW with normal tree lawn, but every little bit may help on this site.

That was it for now – working hard to turn this one back in quickly. Thanks Christopher

Geoffrey S. Babbitt

Geoff@gbcapitalllc.com

303-901-1414



Julie G. <jgamec@thkassoc.com>

Re: Vistas at Beacon Point - Addressing File

1 message

Julie G. <jgamec@thkassoc.com>

Thu, Nov 7, 2019 at 8:16 AM

To: "Turner, Phil" <pcturner@auroragov.org>

Cc: "Johnson, Christopher" <chjohnso@auroragov.org>, Geoffrey Babbitt <Geoff@gbcapitalllc.com>, Andrew Renner <arenner@hclengineering.com>, SYDNEY SHELL <sshell@thkassoc.com>

Good morning Phil,

Thank you! Our first submittal layout has been updated to account for utility conflicts and lot frontages. These will be shown as the CAD file depicts in our next submittal.

Please let us know how we can update the road naming based on this configuration.

Thanks!
Julie

On Thu, Nov 7, 2019 at 8:05 AM Turner, Phil <pcturner@auroragov.org> wrote:

Good Morning Julie,

I tested out the DWG in my addressing MXD – It fits perfectly as it is in the correct coordinate system (NAD 83 feet, State Plane, Central Colorado).

I would like to point out that your file has a slightly different roadway/lot configuration that what is shown in the site plans and plat. I based my initial street naming conventions off of the site plans.

Please refer to attachments -

Thanks,

Phil Turner

Planner I, Data Services

Planning & Development Services | City of Aurora

office 303.739.7271

[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [AuroraTV.org](#)

From: Julie G. <jgamec@thkassoc.com>
Sent: Wednesday, November 06, 2019 3:49 PM
To: Turner, Phil <pcturner@auroragov.org>
Cc: Johnson, Christopher <chjohnso@auroragov.org>; Geoffrey Babbitt <Geoff@gbcapitalllc.com>; Andrew Renner <arenner@hclengineering.com>; SYDNEY SHELL <sshell@thkassoc.com>
Subject: Vistas at Beacon Point - Addressing File

Good afternoon Mr. Turner,

Per the review comments on Vistas at Beacon Point, please find attached the addressing file. This includes the following layers:

- Subdivision boundary
- Property (lot) lines
- Roadway

Please note, there are no buildings associated with this project.

Please let me know of any issues.

Regards,

Julie

--

Julie Gamec, RLA, LEED AP BD+C, Associate AIA

Senior Landscape Architect

Phone: 303-770-7201

jgamec@thkassoc.com



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