

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



January 10, 2022

Michael Noda
Nodastudio
3560 Walnut Street Unit 1
Denver, CO 80205

Re: Second Submission Review: Luxe Apartments - Site Plan
Application Number: DA-2287-00
Case Numbers: 2021-4024-00; 2021-4024-00

Dear Mr. Noda:

Thank you for your second submission, which we started to process on December 22, 2021. We reviewed it and attached our comments along with this cover letter.

The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues still remain, you will need to make another submission. Please resubmit your revised site plan pdf through the Planning portal on or before February 2, 2022. Once received, the third review will commence, and you will receive your next set of comments in approximately two weeks.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning Commission Hearing date is *tentatively* set for Wednesday, February 23, 2022.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541.

Sincerely,

Rachid Rabbaa, Planner I
City of Aurora Planning Department

CC: Daniel Wilde - Neostudio 3560 Walnut Street Unit A Denver, CO 80205
Rachid Rabbaa, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\2287-00rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Identify how pedestrians would get from each of the parking lots/areas to the building.
- Please show that you meet the on-site open space requirement of 20 %
- Landscape comments will be forwarded to you **by your case manager** upon receipt from our Landscape Architect. (See Item 3)
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. Please see the various comments from Engineering. Please ensure public street lights meet COA standards. The draft lighting standards are available upon request. (See Item 4)
- See comments from Traffic regarding the opposing accesses across E Colorado Ave and stop sign. See Traffic Study redlines. (See Item 5)
- Please Add surface accessible and VAN accessible parking to plans & DATA BLOCK. life Safety comments. (see item 6)
- Dedicate the easements by separate documents. Contact Andy Niquette at dedicationproperty@auroragov.org to start the process. See the other comments on the site plan. (See Item 7)
- The Trunk Formula method is required for appraising these trees. Please have the arborist contact me for a discussion regarding the appraisals and how to include the tree mitigation sheet within the Site Plan. (See Item 8)
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. (See Item 9)
- Please show proposed outfall for detention as it appears only the inlet side is shown for this system. (See Item 11)
- Respond to all additional redline comments in the Site Plan.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No further comments.

Respond to the following comments in your resubmission.

2. Zoning and Land Use Comments

Site Plan

2A. (REPEAT). Please identify how pedestrians get from each of the parking lots/areas to the building. Pedestrian Access needs to be provided to the main building. Show this with a thick dashed line to the building entrance.

2B. Please show that you meet the on-site open space requirement of 20 % and it is shown appropriately on the SP

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

3A. *Landscape comments will be forwarded to you **by your case manager** upon receipt from our Landscape Architect. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

4A. Sheet 1:

- The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- These notes do not apply, only include applicable notes.
- Please remove stamps, typical all sheets.



4B. Sheet 2:

- Show connection/transition to existing, typical.
- Show the extent of the proposed street improvements on this sheet.
- Dimension the ROW with arrows.
- Dimension the proposed curbside landscaping.
- Label these, typical.
- Minimum 5' sidewalks on site.
- Label/dimension all sidewalks, typical.
- Label curb return radii, typical.
- Please show a typical section for the street improvements.
- Revise to be "ADA ramp", typical.
- Revise this label to area inlet or landscaping inlet, typical.
- Add a note that street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.
- A drainage easement is required for all detention/water quality ponds. Show/label the drainage easement.

4C. Sheet 3:

- Show/label all existing and proposed easements.
- Show the direction of the emergency overflows for all sump inlets.
- Please remove existing slope labels.
- Railing required for any wall over 30".
- Add the street name and ROW width.
- The storm line is hiding the contours. Is there a proposed swale here?
- Include slope and contour labels in this area. Minimum 2% slope in unpaved areas.
- What is this linework? If it is a crossspan, please call out on the site plan and grading plan.
- Show the transition to existing, typical. Please ensure that the flowline of the proposed street improvements matches the southern flowline at Colorado/Havana.
- Label the proposed storm structures, typical.
- An access easement is required between the required drainage easement and ROW.
- The detention pond is required to have an outfall.
- Call out proposed BMP.
- Please add this hatch to the legend or call out.
- Show the FFE
- Show the different pavement types on this sheet.
- Add slope labels for the grading within the covered parking.
- Is there a wall or fence here? This linework does not match the site plan.
- Please provide a drainage easement for the proposed swales.
- Label the proposed swale slope. Swales at less than 2% slopes require underdrains, typical.
- Add a note indicating if the storm sewer system is public or private and who will maintain it.
- Please show the property line in this section.
- Remove notes about earthwork and soil preparation. These are more applicable to the civil plans.
- Please show the property line in this section.
- Include railing on the section detail.
- Walls are required to be 2' away from the property line to ensure that the entire wall including anything necessary to provide structural integrity is wholly contained within the site.
- Show the proposed swale in the section.



4D. Sheet 4:

- Add the street name and ROW width.
- Permanent BMP's are required to have drainage easements.
- Show the drainage easement for the proposed swales on all sheets, typical.
- The drainage easement is required to be 4' outside of the walls of the proposed underground detention structure.
- Revise private storm note with: ".. private and owned by."

4E. Sheet 6:

- Please ensure the trees are a minimum of 10' from storm sewer.
- Please show all easements on the landscape plan.
- Landscaping cannot interfere with the function of the swales, typical.

4F. Sheet 12:

- Please ensure public street lights meet COA standards. The draft lighting standards are available upon request.

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

- 5A. Reconfigure parking. offset of spaces is awkward.
- 5B. 9', typ.
- 5C. Fix TRAFFIC, typ.
- 5D. Provide striping or raised curb to help delineate the drive aisle.
- 5E. Callout parking dimensions.
- 5F. Move sight triangle to in front of STOP sign, typ.
- 5G. Show opposing accesses across E Colorado Ave.
- 5H. Show STOP sign.
- 5I. Callout width of access.
- 5J. Light pole blocking STOP sign.
- 5K. Move sight triangles in front of STOP sign

Traffic Impact Study

- 5L. Comments provided on 01/07/22 seg

1. Provide queuing tables.
 2. For future reference the long-term horizon year should be consistent with the latest approved DRCOG planning year, for this study 2040.
 3. Add delay to Intersection Capacity tables.
 4. See additional comments below.
- 5M. Identify how pedestrians would get from each of the parking lots/areas to the building.
 - 5N. 6th edition.
 - 5O. Add delay to table.
 - 5R. Add queue table.

6. Fire / Life Safety (Ted Caviness/ 303-739-7420/ tcavines@auroragov.org Comments in blue)

- 6A. Add surface accessible parking to plans & DATA BLOCK.
- 6B. Add VAN accessible to DATA BLOCK
- 6C. Add the following note: THE 2015 INTERNATIONAL FIRE CODE (IFC), SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). 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'S OR DEVELOPER'S 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

- 6D. Remove redundant portion of accessibility note.
- 6E. Provide 2015-IFC-D103 compliant fire hydrant access with 26' wide fire lane for 40'.
- 6F. Provide 2015-IFC-D105 compliant aerial access for buildings over 30'.
- 6G. Provide 2015-IFC-D103 compliant fire hydrant access with 26' wide fire lane for 40'.
- 6H. Accessible parking does not match other sheets; revise and include surface accessible parking and entire exterior accessible route.

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

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

- 7A. Dedicate the easements by separate documents. Contact Andy Niquette at dedicationproperty@auroragov.org to start the process. See the other comments on the site plan.
- 7B. This note has been updated to (Note #17) delete this one. It is no longer a valid note.
- 7C. This is a separate note. please add a number for this note.
- 7D. Water - add: "to be dedicated by separate document."
- 7E. Show the boundary of the area to this site as bold/heavy lines with the dimension added.
- 7F. Add the name of the easement.
- 7G. Label the sidewalk easement here.
- 7H. Add the name of the Lot, Block and Subdivision name.
- 7I. Dedicate the easements by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org to start.

8. Forestry (Rebecca Lamphear / rlamphea@auroragov.org / 303-739-7139)

- 8A. The Trunk Formula method is required for appraising these trees. Please have the arborist contact me for a discussion regarding the appraisals and how to include the tree mitigation sheet within the site plan.

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

- 9A. 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 or by contacting CADGIS@auroragov.org.

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

- 10A. No further comments.

11. Utilities (Daniel Pershing / ddpershing@auroragov.org / 303-739-7646)

- 11A. Please label point of connection to existing infrastructure.
- 11B. Meter not required for fire service. Please remove.
- 11C. Please dimension 5 ft separation between service and FL.
- 11D. Please relocate valve to west side of TEE.
- 11E. Please show proposed outfall for detention as it appears only the inlet side is shown for this system.