

# ***CKE ENGINEERING INC.***

September 1, 2022

Liz Fuselier

## **City of Aurora**

Planning and Development Services  
15151 E. Alameda Ave., Suite 2300  
Aurora CO 80012

**RE: AUMHC Safety Net Campus 1<sup>st</sup> Submittal Comment Responses**

**Application Number: DA-2322-00**

**Case Numbers: 2022-6036-00; 2022-3055-00**

Dear Liz:

Below are comments provided by city staff in regards to the AUMHC Safety Net Campus project. Our responses are provided in ***Bold Italics*** beneath the comment provided.

**PLEASE NOTE THAT WE TRIED TO ADD COLOR TO THE OVERALL SITE PLAN AND COULD NOT GET IT TO WORK PROPERTY. WE DID ADD SHADING, LABELS, AND TITLES TO THE PHASE 1, PHASE 2 AND PHASE 3 PLANS TO SHOW LIMITS AND IMPROVEMENTS FOR EACH PHASE VERY CLEARLY.**

## **PLANNING DEPARTMENT COMMENTS**

**1. Community Questions, Comments and Concerns** 1A. None currently.

**2. Completeness and Clarity of the Application** 2A. Fees in the amount of \$22,819.00 are due prior to the second submission.

***Payment has been made to the City of Aurora.***

2B. Enlarge Vicinity Map and include adjacent roadways.

***Vicinity Map enlarged and adjacent roadways labeled.***

2C. Provide a Data Table with the next submission. Include the following: Total Land area, building coverage, hard surface areas, landscape area, number of buildings, building heights, number of Street Buffers (Landscaping) of residential units, building construction type, fire protection, zoning district, allowable signage, required parking for each use, provided parking counts including ADA spaces and bike parking.

***Site Data Table has been added to the Cover Sheet. Notes moved to Sheet 2.***

2D. Provide justification for adjustment requests in the Letter of Introduction with the next submission and address the criteria for each request.

***See Application Narrative. Parking criteria is included by Fox Tuttle in the Parking Study.***

2E. Please clarify and memorialize the Phasing order with the next submission by providing a table to document phasing. What will be constructed within each phase and will there be certain

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triggers for each phase? What parking will be needed during each phase? Consider adding a phasing plan sheet with the next submittal.

***A Phasing table has been added on Sheet 3, Overall Site Plan with parking count information and triggers for each phase.***

2F. Please label bold black dashed lines.

***The bold black dashed lines denote the limits of the planning areas and have been called out.***

2G. Please label designated open space and add square footage to the data table.

***Open space labeled on Sheet 3 and added to the Data Table on sheet 1.***

### **3. Streets and Pedestrian Comments**

3A. Label sidewalk widths throughout the plan. Provide and label the uses for Lot 1 + 3.

***Under Design Standards on Sheet 2 we have added required minimum sidewalk widths for various conditions such as adjacent to parking, courtyard area, etc.***

3B. Label proposed entrances for each building. Code requires that buildings front and orient toward the street.

***Entrance locations have been labeled on Sheet 2 with a bold triangle. The Medical Clinic building will have an entry that orients east towards its primary parking field and patient drop-off area. It's not possible to create a viable open landscaped area between all three buildings and have the Medical Clinic entry on the west side facing Potomac which would require an adjacent visitor parking area. Utilization of an open landscaped area is critical to the functioning of this trauma informed care campus. We intend to use wayfinding signage to direct patients to this drop-off and building entry area. We will also consider adding a faux entry feature along this west side and as an egress location for access to the open landscaped area. Please refer to Item 5 below for discussion on the low-income housing building orientation.***

**4. Parking Comments** 4A. Add parking space counts in the data table with the next submission.

***Parking counts added to site data table.***

**5. Architectural and Urban Design Comments** 5A. Please shift the building to better front/orient toward Peoria Street. Look at orientating the building 45 degrees from the multifamily to front Potomac Street.

***Below is a response from Dayna Ashley-Ohm with AHA regarding this comment. I wanted to share a bit of work we did with the AuMHC design team initially to identify the best placement and orientation for the building. This included hiring Shopworks Architecture as a consultant to review the initial site plan and make comments specifically regarding permanent supportive housing (PSH) using trauma-informed design principals. The firm designed Providence at the Heights in Aurora <https://shopworksarc.com/works/path-providence-at-the-heights/> and Arroyo Village in Denver, <https://shopworksarc.com/works/arroyo-village/>. In their report to us, Shopworks' recommended,***

***“The residential common spaces will be well used if the residential amenity areas are south-facing. Our research supports the idea that when indoor amenities are south-facing, and share the resources of an outdoor courtyard that has a seasonal complement to the indoor programming, it facilitates***

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*relationships and community-building for both residents and building staff. The courtyard should be fenced in for resident safety, and smoking, shade, gardening, food (dining, grilling, sharing) should all be considered. Remote amenities, meaning amenities on upper levels, or separate from the residential lobby should be avoided.”*

*ShopWorks also expressed in the report that, “South facing amenities are always well-used and beloved in housing. It should be prioritized. West facing amenities are too hot, north facing are too cold.”*

*Further, they cautioned us about security, stating that, “Security will be a significant management concern for the apartments, and single point on entry is a mandatory programmatic element. Residents and guests will access the apartment through the front door, and from there access apartments and amenities including the residential courtyard. Prohibiting access to the building from doors other than the front door is critical.”*

*On this site plan AHA worked with AuMHC to bring the residential building to the front of the overall site, while maintaining visual connections, and a southern entrance for our building. As we learn more about formerly homeless residents (with either substance abuse or mental health issues), we have become keenly aware of what we can control on the front end of the design process to facilitate feelings of safety and security among residents. Because of this, AHA supports the building orientation as it is currently placed on the site. Thanks for letting me share a bit of perspective on the topic.*

5B. Consider moving the designated open space into the middle of the development to reach all possible campus users.

*Having pushed and pulled, this open landscaped area is as close to the middle of the development and as accessible to all three buildings as is possible with the constraints of two large storm water containers, the circular drive and an extensive parking field on the east side of this relatively small site. A perimeter fence will provide a physical barrier to Potomac. We anticipate mostly adults on the campus.*

5C. Provide design standards for outdoor furniture, patio spaces, fencing, and retaining walls if there is a theme to the development.

*We are including separate sheets for our proposed design standards.*

5D. Label available community amenity space. In your next submission, discuss in your letter of introduction how will it be activated.

*Community amenity space has been labeled as Open Space on Sheet 3. The Letter of Introduction (referred to as Master Site Development Plan Application Narrative) provides a narrative of how this community amenity space will be activated.*

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**6. Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

### *6A. Sheet 1*

***The majority of the comments on the sheet are referenced below. Others will be addressed on the revised sheets.***

Update the Site Plan Notes, note 23 per the comment provided.

### *6B. Landscape Plan*

***Landscape Note has been added.***

Provide a sheet number consistent with numbering in the rest of the plan set.

***Title blocks have been coordinated and landscape sheets are incorporated into the overall document.***

Update the title of the sheet.

***Title blocks have been coordinated and landscape sheets are incorporated into the overall document, including new sheet titles.***

Label I-225.

***I-225 has been labeled on the plans.***

Please add a note: Separate and detailed landscape plans including the building perimeter, parking lots, general open space areas, trash enclosures, etc. will be included with subsequent submittals as part of the individual site plans for all three phases.

***Note has been added to the plans. This also includes buffers, detention ponds, curbside landscapes, etc., as we discussed on Friday August 19<sup>th</sup>. The individual phases will include the common landscape areas and at that time for phase one, detailed landscape plans will be submitted as part of the site plan. For the master plan we will provide the calculations and charts for the required quantities and specific landscape areas per code.***

List all landscape adjustments on the landscape plan. Make sure the letter of introduction includes the adjustment request, the hardship for the adjustment, and the mitigating measures proposed to offset the adjustment request.

***Adjustments will be listed on the site plan. Shrub substitutions are used for trees within the easements.***

The street and non-street buffers - refer to the pre-application review letter for what those are, should be included in this plan. The buffers should be dimensioned, and the plant material provided now. The installation of the actual plant material can be deferred until each abutting phase is developed, but an overall landscape concept should be included here and not separate with each phase. Include the landscape table documenting compliance with the buffer requirements.

***As discussed on Friday, August 18<sup>th</sup>, the individual phases will include the common landscape areas and at that time for phase one, detailed landscape plans will be submitted as part of the site plan. This includes these areas mentioned above and in the pre-application letter. For the master plan we will provide the calculations and charts for the required quantities and specific landscape areas per code.***

Because the detention ponds require landscaping and those will be constructed before any other buildings and infrastructure, the landscaping for the ponds needs to be included on this plan sheet. Include the table documenting compliance with the Unified Development Code.

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If there are improvements required along the Potomac street frontage, the street trees along Potomac Street should be included here. If the street frontage, including widened sidewalks, are part of one of the three proposed phases, then the street trees can be shown in that phase. Show any proposed fencing as a distinctive line type. Add to the legend and label. Include the proposed walls - darker- and add to the legend.

***As discussed on Friday, August 18<sup>th</sup>, the individual phases will include the common landscape areas, including detention at the time for phase one, detailed landscape plans will be submitted as part of the site plan. This includes these areas mentioned above and in the pre-application letter. For the master plan we will provide the calculations and charts for the required quantities and specific landscape areas per code.***

Include any easements dimensioned and labeled in any subsequent landscape plans.

***Easements are now shown on the landscape plan. Tree calculations incorporate these easements and have determined where shrub substitutions will be required.***

### **7. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

***A Digital File has been provided for addressing.***

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**8. Civil Engineering** (Julie Bingham / 303-739-7403 / [JBingham@auroragov.org](mailto:JBingham@auroragov.org) / Comments in green) 8A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

***Comment Noted.***

8B. Indicate the pavement material types.

***See Note 1 on Sheets 3-6 regarding asphalt and concrete pavement throughout the site.***

8C. What is meant by “water quality area?” Is this a rain garden?

***This area has been removed from the plan.***

8D. What is the radius of the turnaround? How long is the dead end?

***We have had conversations with Life Safety regarding this area. The turn around is only for customer drop off, not fire truck turn-around and is 60' in diameter. The dead end and fire lane easement is limited to a maximum of 150'. The fire truck will back out of this area.***

8E. Label existing retaining wall and all existing easements.

***Items called out on Sheet 3.***

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8F. Show all stormwater infrastructure (including underground storm) on this sheet.

***To maintain clarity on the Master Site plan (Sheet 3), an overall utility plan has been included as Sheet 8 of the plan set.***

8G. Check typos throughout the plan.

***Typos corrected.***

8H. A drainage easement is required for any permanent BMP.

***A Drainage easement has been provided for the permanent Water Quality/ Stormwater Detention Pond.***

8I. See contour and slope comments.

***Slope and contour comments noted and will comply.***

8J. Add a note indicating if the storm sewer system is public or private and who will maintain it.

***See Note #2 on Sheet 8***

8K. Trees are not typically permitted in drainage easements nor on top of proposed underground detention. Please check with *Aurora Water* regarding requirements.

***Noted and will comply.***

### **9. Traffic Engineering** (Steve Gomez/303-739- / [Segomez@auroragov.org](mailto:Segomez@auroragov.org) / Comments in

amber) 9A. Traffic comments will be provided by the reviewer. Contact the reviewer with any questions.

***Comments have not been provided at this time.***

### **10. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

***Site Plan Comments***

***Sheet 1***

10A. Please add the provided cover sheet notes.

***Note that appeared applicable to this plan has been added to Sheet 2. Note listed in 10K below has been added to the Cover Sheet. Per our discussion, this is a Master Plan, the Site Plan specific notes will be added to the Site Plan submittals for the individual building submittals.***

10B. Provide a data block as shown.

***Site Data Block has been added to Sheet 1.***

10C. Include the ICC code edition within the construction type and occupancy.

***This will be included in the individual building Site Plan submittals as none of the building are under design. We have added a note that all buildings are required to be sprinklered under the Land Use Summary Table and in the Site Data Table.***

10E. This site plan is missing critical elements, which will be an incomplete Fire Life Safety review. It is possible the next review may generate several FLS comments.

***This is a Master Plan. All information will be provided in the building specific Site Plan submittals. However, we have incorporated information that will restrict these buildings so that we meet the requirements for 1 single point of access such as sprinklering all buildings, limiting square footage, and # of units for multi-family housing.***

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10F. Will this project be phased? If so, provide an overall phasing plan that identifies the phasing of the site, access, and water supply.

***Yes. Sheet 3 is the Overall Site Plan and Sheet 4 is the Phase 1 Site Plan, Sheet 5 is the Phase 2 Site Plan and Sheet 6 is the Phase 3 Site Plan so you can see what is being constructed in each phase. Note that the loop road will be constructed around the site in the first phase to provide fire access for all future phases.***

***Sheet 8 is the Overall Utility Plan and note 1 on this sheet states all water will be constructed in Phase 1 unless specifically noted on this plan. This way we have a looped water system in Phase 1.***

10G. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

***Comment Noted. As noted above, this site only requires 1 point of access.***

10H. Advisory Note: This appears to be an infill project, which if applicable, a separate demolition permit must be obtained for the addressed structure through the Aurora Building Division to the start of any removal of the structure that requires demolition.

***Comment Noted.***

10I. Will this site be gated? If the area of this site is gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.

***The site will not be gated. A parking lot at the east side of Planning Area 1 will possibly be gated. There are no longer any easements in this area. This will be handled in the Site Plan submittal for this specific building.***

10J. Please note, FLS cannot waive the accessibility requirements of the code. Please provide a statement that the proposed reduction of accessible parking is code compliant and that you have received approval from your case manager.

***Comment noted. We meet the required handicap parking counts before the parking reduction occurs.***

10K. Add the following notes:

THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES

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PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT: \_\_\_\_\_.

***This note has been added to the Cover Sheet.***

10L. Please provide a completed Implementation plan, see the example table template.

***This will be provided in the Site Plan specific to the Low Income Housing Site when this lot and facility is designed.***

### ***Sheet 2***

10.M. Public or private streets in excess of 150 ft. resulting from a phased project are provided an approved temporary turnaround. Please provide a turnaround if this project is phased.

***Noted. The entire loop road will be constructed in the first phase.***

A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittals. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

***Comment Noted. Will provide in those future submittals.***

10N. "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments

***Signage and Striping package will be provided in each building specific site plan for that phase.***

10O. Show and label the fire lane signs.

***Will be provided in each building specific site plan submittal package.***

10P. Please revise the fire lane sign locations to meet the following requirements:

10Q. Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double-headed arrows pointing in both directions.

10R. Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement. Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.

10S. The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.

10T. Fire lane signs should be installed 2' behind the curb or sidewalk.

10U. The clearance to the bottom of the sign shall be 7 feet. There shall be no other signs attached to the sign or the signpost.

10V. Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection, or encroach into the accessible route of the sidewalk area.

***Fire lane sign information noted and will be provided in each building specific site plan submittal package.***

10W. The developer is responsible for the construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency



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crossings improvements, looped water supply, and fire hydrant as required by the adopted fire code and city ordinances.

***Comment noted and agree. Note 1 point of access is required for this site.***

10X. The 2015 IFC, Section D105.1 requires Aerial Fire Apparatus Access Roads where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, 9144 mm. Additionally, aerial fire apparatus roads shall have an unobstructed width of 26' and be located within a minimum of 15' and a maximum of 30' from the building, positioned parallel to one entire side of the building.

***The loop road around all of the buildings has been design 26' feet wide with a 26' wide fire lane easement to anticipate that every building may be over 30' in height.***

10Y. The goal of creating a second independent point of emergency access needs to follow the requirements of 2015, IFC, Section D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

***Comment noted. Only 1 point of access is required for this site.***

10Z. Will there be a mail kiosk amenity? If so, please provide an accessible route to the mail kiosks and details. Within this detail show adjacent street, vertical/mountable curb, curb ramp from street to sidewalk and width of sidewalk. The detail shall convey information that demonstrates compliance with ADA and Postal regulations including units of measurements and scales, and cross-referencing.

***This will be determined when the Low Income Housing project (Planning Area 3) is designed, and incorporated into their project specific Site Plan Submittal, if necessary.***

10AA. A second point of access may be achieved if a cross-access/fire lane easement can be established with the abutting site. Please identify if interconnecting fire lane easements are a viable option.

***This project requires 1 point of access. Additionally, we did have conversations with the adjacent properties for fire access and connecting to their water systems to loop our system but neither property owner had any interest. As such, we looped our own system back to the existing water main in Potomac Street.***

10BB. At least one Knox Box will be required at the front main entrance to each building, and exterior fire riser room door.

***None of the 3 buildings have been designed at this time. This will be provided in the building specific Site Plans for each building.***

10CC. The utility, site, landscape, photometric sheets must reflect the location of all fire hydrants and fire department connections and fire riser rooms to ensure that these devices are not physically or visually obstructed from responding fire crews.

***This information will be included in the building specific Site Plans when the buildings are developed.***

10DD. Photometric sheets –

***Photometric Plans will be provided in the Building Specific Site Plans.***

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10EE. Show the accessible route to the accessible parking by a heavy dashed line. Verify a minimum 1 foot-candle of illumination along its entire length.

***Photometric Plans will be provided in the building specific Site Plans.***

10FF. Add the following note to the Photometric Site Plan: 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".

***Photometric Plans will be provided in the building specific Site Plans.***

10GG. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations.

***Comment noted and this will be addressed in the building specific Site plan.***

10HH. Will there be a mail kiosk amenity? If so, please provide an accessible route to the mail kiosks and details. Within this detail show adjacent street, vertical/mountable curb, curb ramp from street to sidewalk, and width of sidewalk. The detail shall convey information that demonstrates compliance with ADA and Postal regulations including units of measurements and scales, and cross-referencing

***This will be determined when the Low Income Housing project is designed and the Site Plan process is prepared for this building.***

### ***Sheet 3***

10II. To ensure the timely implementation and a better understanding of the required two points of access and looped water supply during each phase, provide a brief narrative that identifies access and water line extensions that are needed for each phase. TYP for each phase.

***The project only requires 1 point of access. The water main loop is described on the Utility Plan Sheet 8. Refer to Note 1 on this sheet as well for phasing. The public water main loop will be constructed as part of the 1<sup>st</sup> phase.***

10KK. Add the following note: Prior to the issuance of the first certificate of occupancy each phase of construction must have the required number of emergency access points and approved water supply. The approved roads must meet the 2015 IFC Appendix D "Remoteness" requirement.

***This note will be added on the building specific Site Plans as this addresses certificate of occupancy.***

### ***Sheet 6***

10LL. Please show the grades and cross slopes along the fire lane easement.

***This will be added to the building specific Site Plans as the grades shown on the Conceptual Grading Plan, Sheet C6 will likely have some modifications from the Master Plan to the building specific designs and Site Plans.***

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10MM. This turnaround element is not reflected on the Plat. Please revise accordingly.

***This element is not a fire department turn around. It is only for client drop off. The length of the fire lane is less than 150' so the fire truck can back out.***

10NN. The utility sheet must show the location of the fire department connections, Knox boxes, and fire riser rooms.

***This information will be added on the building specific Site Plans when the individual buildings are designed. This information is unknown at this time.***

10OO. Advisory comment: At least one Knox Box will be required at the front main entrance to each building, and one at the exterior fire riser room doors.

***Comment noted.***

10PP. Show the size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private).

TYP

***Fire lines call outs added on Sheet 7 Conceptual Utility Plan.***

10QQ. The FDC shall be on the front main entrance side or street side of buildings, within 100 ft. of an on-site fire hydrant. TYP

***Comment noted for Building specific Site Plans. We anticipated FDC locations when we added fire hydrant locations on Sheet 7 the Conceptual Utility Plan so this requirement can be met when the building specific Site Plans are prepared.***

10RR. Show the location of the fire riser rooms. TYP of landscape, utility, photometric sheets. The mention sheets must reflect the location of all fire hydrants and fire department connections and fire riser rooms to ensure that these devices are not physically or visually obstructed from responding fire crews.

***This information will be provided on the building specific Site Plans when the individual buildings are designed.***

10SS. Fire hydrants can be placed on average 500', as long as a fire hydrant is within 100 ft' of the FDCs.

***We feel we meet this criteria based on the fire hydrant layout provided on the Sheet 8, Conceptual Utility Plan.***

**11. Aurora Water** (Fatin Ghazali / 303-807-8869 / [Ighazali@auroragov.org](mailto:Ighazali@auroragov.org) / Comments in red)

11A. Each meter will require a fixture unit table on the civil plan. A demo SWMP will also be required.

***This is a Master Plan. This information will be provided on the building specific Site Plans when the individual buildings are designed.***

11B. Specify and label fire lanes. Indicate if "private".

***The Fire Lines have been called out on Sheet 7, Conceptual Utility Plan and Note 3 on this sheet defines that they are private since they are a service line.***

11C. Any private storm in a public utility easement requires a license agreement.

***Comment Noted and will comply.***

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11D. Maintenance access is required to all inlet and outlet structures.

**Maintenance access is being provided to inlet and outlet structures. Access is being provided to the top of the outlet structure in the pond, and the bottom of the pond. This will be more clearly defined when the Building Specific Site plans are prepared for the first phase of the project. This information is currently shown on the Drainage Map with the Drainage Report of our submittal.**

11E. Underground detention is subject to approval during stormwater management plan review.  
***The underground detention facility has been removed from the project.***

11F. Call out connection to the existing water main.

***Both connections to the existing water main have been called out on Sheet C8, Conceptual Utility Plan.***

11G. Make a straight connection with the manhole to the existing sanitary sewer main. This will eliminate the need for the additional easement.

***The sanitary main has been revised to connect to the existing main at approximately 90 degrees. The easement has been removed and Note 4 has been added to Sheet 8, per conversation with Aurora Water, the proposed manhole connection to the existing sanitary sewer main in Potomac Street is acceptable within the concrete cross-span at the entrance to the site.***

11H. No trees are permitted within utility easements.

***Comment noted. Reference landscape plan.***

**12. Forestry** (Rebecca Lamphear/ 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple) 12A. There are a substantial number of trees on this site that will be impacted by development. As a result of the number of trees and their mature size, tree mitigation will be substantial on this site. You will be required to hire a Consulting Arborist for the tree inventory and appraisal for this project.

***We are including the tree inventory, cover letter and appraisal documents from Scott Grimes with Colorado Tree Consultants.***

12B. Tree Mitigation Requirements:

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

***We understand and will comply with this requirement.***

12C. Forestry's Role in Site Plan Review:

When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Since you will be hiring a Consulting Arborist, please

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provide the inventory and appraisal with the first submittal. Below is the list of Consulting Arborists for your review. Forestry would require a meeting with the arborist selected to make sure that we agree on the appraisal.

***Provided as described above.***

| Name               | Company                               | Address  | Phone        |
|--------------------|---------------------------------------|--|--------------|
| David Merriman     | Arbor Scape                           | 5044 S. Youngfield Court Morrison, CO 80465  | 303-795-2381 |
| Keith Worley       | Forestree Development, LLC            | 7377 Osage Rd, Larkspur, CO 80118  | 303-681-2492 |
| Robert Brudenell   | The Natural Way, Inc.                 | 1952 W. Dartmouth Ave. Englewood, CO 80110   | 303/347-0988 |
| Scott Grimes       | Colorado Tree Consultants             | <a href="mailto:coloradotreeconsultants@yahoo.com">coloradotreeconsultants@yahoo.com</a> | 303-720-8170 |
| Stefan Ringgenberg | Boulder Tree and Landscape Consulting | 7289 Petursdale Court Boulder, CO 80301  | 303-530-0640 |
| Steve Geist        | SavATree                              | 8585 E Warren Ave, Denver, CO 80231  | 303-306-3144 |

Once the tree assessment is complete, a spreadsheet will be provided by the Consulting Arborist showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site – make sure the Consulting Arborist contacts Forestry for understanding of the correct number of inches to be shown on the spreadsheet. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan. If there is not room to replace the number of inches that will be lost, payment can be made into the Community Tree Planting Fund based on the dollar value associated with tree loss. Please keep in mind that the dollar value will be substantial.

***Noted.***

Civil and Stormwater Management Plans (SWMP) plans will not be approved by Aurora Forestry until tree mitigation has been approved through the Site Plan Process.

***Noted.***

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://www.auroragov.org/cms/one.aspx?pageId=16394080>

***Noted***

**13. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

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13A. The plat and site plan should match. The Lot numbers need to be changed to reflect sequential and consecutive, so switch Numbers 1 and 2 around. Add the 10' Utility Easement around the perimeter of the plat. Send in the updated Title Commitment for review. See additional red line comments on the plat and site plan for minor changes.

***Plan revisions made as noted.***

13B. If the retraining wall is within the 16' Water Easement or the drainage easement a license may be required. Grace Grey [ggray@auroragov.org](mailto:ggray@auroragov.org) for the License Agreement concerns.

***Retaining wall is not located in the 16' utility easement. If this changes we will pursue a license agreement.***

**14. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)) 14A. See attached letter.

***Comments noted and will comply.***

If you have any questions or concerns, please do not hesitate to contact us at your earliest convenience.

Joe Coco  
CKE Engineering Inc.