

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



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September 11, 2017

Jeff Wikstrom
Evergreen Devco Inc
1873 S Bellaire St #1106
Denver, CO 80222

Re: Initial Submission Review - Seven Hills Townhomes - Site Plan
Application Number: **DA-2084-01**
Case Number: **2017-4017-00**

Dear Mr. Wikstrom:

Thank you for your initial submission, which we started to process on Monday, August 21, 2017. 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 revise your previous work and send us a new submission on or before Friday October 6, 2017.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7251 or bcammara@auroragov.org.

Sincerely,

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

Attachment

Cc: Mindy Parnes, Planning Department
Diana Rael, Norris Design, 1101 Bannock Street Denver CO 80204
Margee Cannon, Neighborhood Liaison
Jacob Cox, ODA



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Provide a direct pedestrian and bicycle connection to connect Biscay Street from the north to the south.
- ✓ Provide direct and continuous pedestrian connections from the green courts to the public street sidewalk.
- ✓ Increase the size of active green space and collocate with the clubhouse/pool in a more central location to the development.
- ✓ Recorded Avigation Easement will be needed.
- ✓ Update content in Transportation Study.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / bcammara@auroragov.org / 303-739-7251 / PDF comment color is teal.

1. Community Comments

Name: Steve Matt. steve.matt@comcast.net

Comment: I am a member of St. Michaels church and I believe the new townhomes will a bonus to the neighborhood and surrounding area. The existing field will no longer have weeds, prairie dogs, trash and tire tracks (from illegal driving in the field) to contend with. The new homes will bring new members to the area churches and new customers to the area businesses. Therefore I am in favor of the new townhome development.

Name: Manjit Singh, Address: 18782 E Hamilton Dr., Aurora CO 80013; Email: anmol.kaur@du.edu

Comment: This plan should not go through as it is doing more harm than good. The 9.7 acres on which the residential units are being built consists of a piece of land that is home to diverse wildlife. Building the residential units will only create unnecessary noise, traffic, and waste and be the cause of death for rare species. My concern for this plan is great because this plan is not environmentally friendly. We have a beautiful and serene field in our neighborhood and it should be kept untouched.

Name: Denise McGee, Address: 18752 E Hamilton Dr., Aurora CO 80013, Phone: 303 618-6787, Email: Denise2b@comcast.net

Comment: We are concerned about additional pollution in our area from all of the cars coming in and out - noises from cars in and out all day, crime, lights shining in our windows from cars entering and exiting all night and street lights shining in our windows as well. We will not be unable to open our back windows because of the additional pollution, and noises. Garage on our back fence will give teenagers or anyone for that matter a chance to jump over in our back yards. PLEASE DO NOT BUILD APARTMENTS BEHIND OUR HOMES - WE LOVE OUR PRIVACY, THE FRESH AIR - LOW NOISE LEVEL AND THE SECURITY. Not mention the traffic will be heavier in this area. - its already hard to get onto Floyd Ave from Hamilton Drive - the traffics will make it worst and even dangerous for our children. Trash will blow onto our property - that will be a nuisance to all of us.

2. Completeness and Clarity of the Application

Completeness and clarity is sufficient.

3. Zoning and Land Use Comments

This proposal is an infill area with significant constraints relating to grade changes and drainage. In general, Floyd Avenue and Cathay Street are elevated above the site which makes street connection more difficult. Overall the site drops close to 40' from the northeast corner to the southwest corner (760' of run). Typically the requirements would include the connection of Biscay Street from north to south and a layout producing townhomes facing standard street sections. Acknowledging the challenges associated with the site staff can support deviation from the street connection and frontage provided pedestrian movements are enhanced, and adequate active green space is provided.



- A. Provide a direct pedestrian and bicycle connection to connect Biscay Street from the north to the south. The connection would help to mitigate the disconnected street within this development and the area. This link is intended to accommodate through traffic. This trail should be a minimum 8' wide.
- B. Provide direct pedestrian connections to connect all green courts to the public sidewalk. Based on the current layout this would include seven connections and stairs may be required on some of these connections.
- C. Please identify your approach and calculations to meet the 45% minimum landscape area from Table 5.2 line 19.
- D. Active green space. As a higher density product providing active common space is important. The nearest park in the neighborhood is roughly ½ mile away which provides some support to this development. Approaches used in providing active common space include utilizing a central location and providing a sufficient size to serve the development. In Aurora, an approach to determining the size of space is to use the neighborhood park calibration of 3 acres per 1,000 residents which for this development would yield around 33,000sf which is about 8% of this development.

The pool is a nice amenity, and the consideration is very much appreciated, and this amenity also contributes to the provision of active common space. However, the pool has limitations as an active space and is usually only available for around 1/3 of the year.

Please increase the size of the active common space in a centralized location. Recommended common active space totaling over 30,000 square feet as identified in the previously noted calculation and the area to be substantially consolidated into one or two locations.

- E. Green courts – Please retain a minimum of 40' between buildings facing each other. The current proposal substantially complies with this approach.
- F. Architecture – Please provide calculations demonstrating compliance with materials requirements in Table 13.4.
- G. Change Maximum building height in the Site Data Table from 40' to 35'.
- H. Parking is required at 2.5 spaces per unit (.5 is guest). Minimum required parking is 240 spaces (96 x 2.5), and you have provided 272. This proposal contains two garage spaces for each unit meeting the parking per unit requirement. This project is providing 80 guest parking spaces, including 18 on street spaces on Cathay Street and 25 on street spaces on Floyd Avenue.
- I. Recorded avigation easement is needed.

4. Landscape Comments

Chad Giron / cgiron@auroragov.org / 303-739-7185 / PDF comments in teal.

A. Landscaping

Chad Giron / cgiron@auroragov.org / 303-739-7185 / PDF comments in teal.

Cover Sheet – Sheet 1

- Verify correct character PDF export with next submittal.
- Add north arrow to Vicinity Map.

Site Plan – Sheet 3

- Based on the nearby shopping center, many residents on the north half of the site may shortcut the paths near the entryway, or walk in the street. Please consider (if possible) adding a sidewalk where shown on the PDF to help alleviate pedestrian/vehicle conflicts and/or habit paths.

Landscape Cover Sheet – Sheet L-1

- Remove duplicate Notes.
- Remove General Note #6.



- Please make all street labels larger in the Sheet Key Map.
- Add a north arrow to the Sheet Key Map.
- Since there are many buildings that don't comply with the intent of the Building Perimeter Landscaping requirement, the entire table has not been checked for compliance.
- Clarify Note #1 in the Standard Rights-of-Way Table.
- S. Cathay St. is showing a proposed attached sidewalk. Therefore, include this information in the Tree Lawn Replacement table is not necessary.
- Add a Detention Pond Landscaping Table to demonstrate compliance.

Plant List & Amenity Schedule – Sheet L-2

- Remove FRG* from the Plant Schedule if not being used.

Overall Landscape Plan – Sheet L-3

- All buffer labels should include the width and point to a dimension line.
- Clarify the areas without a groundcover hatch symbol.
- Add the Fibar Playground Surfacing hatch to the plan.
- Add the hatch symbol around the pool area to the legend.
- Per Landscape Notes, cedar mulch will also be used with perennials and annuals. For clarification, add a note to the legend describing the different groundcover treatments on all landscape sheets.
- Add the proposed fencing to the legend.

Landscape Plan – Sheet L-4

- Identify the shaded area or remove from plan.
- For easier clarification and simplicity, consider pointing the buffer label leader to the closest dimension line so the leader arrow does not have to pass through the landscape area.
- This landscape treatment in front of Building 1 & 2 (and others) is not acceptable. The intent of the building perimeter landscaping is to surround each unit with a plant bed an average of 8' wide and use a variety of plant material that will ensure seasonal interest. Provide justification that drip irrigation cannot be used within 5' of all building foundations, extend the plant beds to 8' wide so there is at least 3' of plant-able area, OR a waiver shall be required for all building without landscaping within 8' of the building.
- Add Top of Wall and Bottom of Wall (TOW/BOW) elevations to retaining walls.
- Add a landscaped “terminal island” where highlighted on the PDF.
- Per code, Detention Ponds shall not exceed 6' in depth and the area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs per 4,000 SF. Add maximum pond depth spot elevation and add a table to sheet L-1 to demonstrate compliance. When landscape standards overlap, the more stricter shall govern. The same plant material may be counted toward meeting the requirements of both standards.
- Add “BLDG 13” label.
- Add a parking lot island where shown on the PDF.
- Add all proposed plant material symbols to the legend.
- Include a retaining wall detail with next submittal.
- Label all existing and proposed contours.
- Add Three Rail Wood Fence symbol to legend.
- For clarification, add a note stating the groundcover landscape treatment in the shrub beds.
- Consider using large shade trees in-lieu of ornamental trees near all guest parking spaces where possible.

Landscape Plan – Sheet L-5

- Add landscaping to the south side of building 13.
- Add missing Matchline Labels.



- All buffer labels should include the width and point to a dimension line.
- Add missing label where shown.

Landscape Plan – Sheet L-6

- Add missing buffer dimension line.
- Add trees to the parking lot “terminal islands” where shown.
- Add missing Matchline Label.
- Add landscaping to the south side of building 12.
- The Three Rail Wood Fence symbol looks very close to the Pool Fence symbol.
- Why is the largest sod area nearly completely surrounded by fence and inaccessible from a sidewalk? You are forcing kids to jump the fence and walk through the landscaping, OR walk into the street and around the fence to use this space. Please revise this design to make it a more accessible amenity for the residents.
- Fencing in sodded areas create additional maintenance burdens. Consider placing the fence in a landscape bed.

Landscape Plan – Sheet L-7

- Add missing Matchline Label.

Landscape Plan – Sheet L-8

- Add missing East Floyd Ave. label.
- There is a proposed landscape pattern in the tree lawn along E. Floyd Ave. To keep the pattern consistent, the highlighted MPA should be RSD.
- Consider adding benches near the proposed playground and under shade trees.
- Add the playground surfacing hatch to the plan.
- Consider adding large shade trees on the south side of the playground.
- It appears that the highlighted plant bed has been inadvertently been shifted to the west.
- Add missing fence gate.
- Add missing Matchline Label.
- Add the highlighted symbols in the pool area to the legend, or add labels describing what they are.
- Add missing plant labels where shown.

Landscape Plan – Sheet L-9

- Only label the plant material that is visible on the sheet.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org / 303-739-7357

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

- Parcels
- Street lines
- Easements

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

**6. Civil Engineering**

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306

See redlines on the site plan.

7. Real Property

Darren Akrie/ dakrie@auroragov.org / 303-739-7331 Comments in magenta.

No comments received through 9/11/2017.

8. Life Safety

Reviewed by: Neil Wiegert / nwiegert@auroragov.org / 303-739-7613

See redlines comment on the site plan

SITE PLAN**SHEET 1 COVER SHEET**

(Multifamily Sites) At least 2 percent, but not less than one, of each type of parking space provided for occupancies in Groups R-2 and R-3, which are required to have accessible Type A or Type B dwelling units, shall be accessible. Where parking is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building. (IBC 1106.2). Therefore, show the locations of the accessible parking spaces (typical) throughout the site plan in both the garages attached to the Townhomes and the multi-family buildings, and the detached garage buildings. (If the garages for the Type B accessible units are intended to be used as accessible garages, indicate that on the plan with a symbol for each garage and provide a detail within the site plan that reflects the interior layout of the garage space with all accessible elements. This will include the extension of the accessible route through the garage into the accessible unit, or to the front main entrance of the accessible unit.)

In the Site Data Block include the 2015 International Building Code occupancy classification (R-2 or R-3) and the construction type (VB) of each structure proposed to be built within this site, and if the residential buildings are to be constructed with or without an automatic sprinkler system.

Verify if this development will be submitted as R-2 or R-3 occupancies. (Note that R-2 occupancies will require sprinkler protection.)

36 surface spaces are counted, requiring 2 minimum accessible spaces, one of which needs to be van accessible. It appears you are showing 3 accessible spaces.

Please verify and revise this information to reflect the Site Plan.

SHEET 2 GENERAL NOTES

Replace note #9 with the following:

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.

Multi-Family Projects built under the 2015 IRC as R-3 Occupancies:

Replace note # 4 with:

“ACCESSIBLE EXTERIOR ROUTES” SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK (EXCEPTION: TO AN ACCESSIBLE GARAGE). AN ACCESSIBLE ROUTE CAN ONLY BE WITHIN A



DRIVE AISLE WHEN IT IS BEING EXTENDED TO AN ACCESSIBLE PARKING GARAGE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON STATE HOUSE BILL 03-1221 AS ADOPTED ON 29 MAY 03. THE STATE STATUTE IS NOT INTENDED TO SUPPLEMENT OTHER LAWS ALREADY IN PLACE.

Add notes:

17. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.

18. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).

19. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY

THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING 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 PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 - 1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____.

20. NEW RESIDENTIAL BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE GARAGE SIDES AND THE FRONT ENTRANCE SIDES FRONTING ONTO GREENBELTS. NUMBERS SHALL BE NOT LESS THAN 4" HIGH WITH A MINIMUM STROKE WIDTH OF ½ INCH. (2015 IFC, 505.1)

Provide an implementation plan:

The site plan cover sheet must reflect an "Implementation Plan" for all multi-family projects.

Per House Bill 03-1221, Section 9-5- 106, the builder of any project regulated by this article shall create an implementation plan that guarantees the timely and evenly phased delivery of the required number of accessible units. Such plan shall clearly specify the number and type of units required and the order in which they are to be completed. Such implementation plan shall be subject to approval by the entity with enforcement authority in such project's jurisdiction. The implementation plan shall not be approved if more than thirty percent of the project is intended to be completed without providing a portion of accessible units required by section 9-5-105; except that, if an undue hardship can be demonstrated, or other guarantees provided are deemed sufficient, the jurisdiction having responsibility for enforcement may grant exceptions to this requirement. The implementation plan shall be approved by the governmental unit responsible for enforcement before a building permit is issued.



Provide a data table:

The site plan must provide a data table that reflects the number of House Bill 03 –1221 accessible dwelling unit types and the assigned accessibility point value per dwelling unit. A separate data table must reflect the 2015 IBC, chapter 11, section 1107, reflecting the required number of accessible dwelling units or sleeping units. These data tables must reflect the minimum requirements of both codes.

Provide a Parking Table:

The site plan must provide an accessible parking data table per the 2015 IBC, chapter 11, section 1106.

General Handicap Accessibility Requirements:

Show and label the location of all handicap accessible living units (Type A or B) required by Chapter 11 of the 2015 IBC.

Show and label the location of all handicap accessible parking spaces in accordance with Chapter 11 of the 2015 IBC.

Show and label accessible exterior routes on the site plan in accordance with the 2015 IBC, chapter 11. Typically the accessible route is provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes.

Per the 2015 International Residential Code, Section R320.1, where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the International Building Code for Group R-3 shall apply.

House Bill 03-1221, Section 9-5-105. [Formerly 9-5-111] Exemptions for certain privately funded projects. (1) Accessible dwelling units shall be provided as required in this article; except that this article does not apply to privately funded projects for the construction of a detached residence or residences or to other types of residential property containing less than seven residential units.

Some developers may have additional responsibilities for compliance with the Americans with Disabilities Act (1-800-949-4232) and/or the Fair Housing Act (303-672-5437). It is the developer's responsibility to independently contact these agencies to obtain accessibility information related to this site's development.

Add the following standard notes for phased construction:

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS

- Prior to any above ground level construction or erection of a structure, whether the principal structure materials are combustible or of a non-combustible nature, there shall be adequate all-weather access roadways provided for use by emergency vehicle apparatus. Fire access provided by the property owner shall be maintained to adequately support fire apparatus up to 85,000 lbs. These temporary site access roadways shall not be less than 23 ft. Width with a standard turning radius of 29 ft. Inside and 52 ft. Outside. A hammerhead or three-point turnaround will be required on dead-end fire apparatus roads in excess of 150 ft. The material used to construct these roadways may be of any one of, or a combination of, several aggregate materials available. Approved materials include premixed road base material, 1 1/2-inch river rock, crushed granite or other aggregate with not less than one-inch nominal size designation or crushed concrete. The fire chief or designated representative may approve other roadway materials. In no way shall the designations in this policy be intended or construed as to intend to prohibit asphalt paving or additional requirements as necessary.
- The developer shall provide two distinct points of emergency access to the overall site and a looped water supply to each phase of the development as approved by the life safety representative for the aurora fire department. The developer shall construct any off site roadway or emergency crossings improvements per city standards necessary to facilitate emergency vehicular access this site.



- Each portion of the overall site is required to have two distinct points of access during each phase of construction. Each phase must provide sufficient roadways to assure emergency vehicle access to within 150 ft. Of all exterior portions of all buildings with sufficient fire hydrants on a looped water line system to provide the required fire flows for each site.
- Access to buildings for the purpose of fire department vehicle access shall be provided at all times during construction. Construction materials shall not block access to buildings, hydrants or fire appliances.
- At the time of csp submittal the developer shall be responsible for providing sufficient roadways for fire apparatus access (ex.: public roadway or fire lane easement) to within 150 feet of all exterior portions of all buildings as required by the adopted fire code. The addition of any new fire apparatus access roadway will require the extension of a looped water main system to support the required fire hydrants along these roadways. Sizing of the water main extensions must be made based on city of aurora-mandated fire flows required to support the required fire hydrants for each phase of construction.
- Single family developments
- Developments of one-or two-family dwellings where the number of dwellings exceeds 30 shall be provided with separate and approved fire apparatus roads...(2015 ifc d107.1). They shall be placed a distance apart equal to not less than one-half of the length of the overall maximum dimension of the property or area to be served, measured in a straight line between accesses. (2015 ifc d107.2)
- Multi-family developments
- Multi-family developments where the number of dwellings exceeds 100 shall be provided with separate and approved fire apparatus roads...(2015 ifc d106). They shall be placed a distance apart equal to not less than one-half of the length of the overall maximum dimension of the property or area to be served, measured in a straight line between accesses. (2015 ifc d106.3)

SHEET 3 SITE PLAN

The E Floyd Ave. proposed hydrant can be removed.

(TYP. WHERE "BLUE" CIRCLED)

Relabel the "PROPOSED 26' FIRE ACCESS ESMT" to "26' FIRE LANE EASEMENT". If required by Real Property or Traffic Engineering label as "26' FIRE LANE AND PUBLIC ACCESS EASEMENT". If also required by the Utilities Department label as "26' FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT".

Extend the accessible route to the pool gate, and also to the accessible restrooms within the pool building.

Show and note a 4' manway gate in the area where a fence crosses an accessible route.

· 4' MANWAY GATE WITH KNOX-APPROVED LOCKING DEVICE

· Provide a placard on the gate reading "GATE TO REMAIN OPEN DURING BUSINESS HOURS".

Provide note that "ANY LOCKING DEVICE SHALL BE INSTALLED AS A 'KNOX-APPROVED LOCKING DEVICE'."

These "alleys" are not required to be fire lane easements. Please delete these labels.

Delete "ADA" where shown.

Show, or note, the location of the trash dumpsters on the site plan. Or, alternatively, provide a note stating how trash is to be stored and collected for this site.

Show and note the locations of the mail kiosks on the site plan, and verify that the accessible route extends to them.

**SHEET 4 OVERALL UTILITY PLAN**

The E Floyd Ave. proposed hydrant can be removed.

(TYP. THIS SHEET) Coordinate designating and labeling all fire lane easements with notes on Site Plan, Sheet 3.

SHEET 5 OVERALL GRADING PLAN

(TYP. THIS SHEET) Coordinate designating and labeling all fire lane easements with notes on Site Plan, Sheet 3.

SHEETS 7 AND 8 ARCHITECTURAL ELEVATIONS

(Typ. Sheets 7 and 8) add note:

New residential buildings shall be provided with approved address identification that is legible and placed in a position that is visible from the garage sides and the front entrance sides fronting onto greenbelts. Numbers shall be not less than 4" high with a minimum stroke width of ½ inch. (2015 ifc, 505.1)

SHEET 14 (L-3) OVERALL LANDSCAPE PLAN

(TYP. THIS SHEET) Coordinate designating and labeling all fire lane easements with notes on Site Plan, Sheet 3.

(TYP. SHEETS L-3 THRU L-9)

CLEARLY show and label all fire hydrants.

SHEET 22 (L-11) LANDSCAPE DETAILS

Re: Detail 2: Provide additional notes:

- 4' MANWAY GATE WITH KNOX-APPROVED LOCKING DEVICE
 - Provide a placard on the gate reading "GATE TO REMAIN OPEN DURING BUSINESS HOURS".
- Provide note that "ANY LOCKING DEVICE SHALL BE INSTALLED AS A 'KNOX-APPROVED LOCKING DEVICE'."

Sheet 1-24 photometric plan

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".

Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.

9. Traffic

Reviewed by: Victor Rachael / vrachael@auroragov.org / (303) 739-7309 Comments in orange

See comments on the site plan and TIS. Note the TIS does not match the site plan on use or # of units.

Key redlines as represented by Case Planner – please address all redlines.

- A. Signage clarifications (site plan).
- B. Site distance clarifications (site plan).
- C. TIS discusses a higher density multifamily approach rather than the current townhome approach (TIS).

**10. Aurora Water**

Steven Dekoskie / sdekoskie@auroragov.org / (303) 739-7490 Comments in red

Key redlines as represented by Case Planner – please address all redlines.

- A. All units must be individually served water and sewer. No master water meter allowed. Each unit requires it's own meter pit. (typ) Meter pits are to be located within an easement in a landscaped area, 2' from any concrete.
- B. Labeling and easements

11. CDOT

Marilyn Cross / marilyn.cross@state.co.us / (303) 512-4266

The Colorado Department of Transportation Region 1 has reviewed the referral for Seven Hills Townhomes - Site Plan. CDOT has no objections to this proposal as it will have negligible impact to any state highways in the area.

12. Forestry

Rebecca Lamphear/ rlamphea@auroragov.org / 303-739-7139

There will be many trees impacted by redevelopment of this site, below is the list of those trees that will require mitigation. Please indicate all trees that are scheduled to be removed for development. Due to the location and species of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting Fund.

There looks to be trees on the adjacent property to the west that should be protected. 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. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

Also, please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 113", but only 27" would be required for planting back onto the site. The mitigation value is \$4,530.00.

TREE #	SPECIES	DIAMETER	BASIC VALUE	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Cottonwood	42	\$81,888.60	\$2,702.32		13
2	Cottonwood	12	\$5,549.00	\$122.08		2
3	Cottonwood	16	\$9,453.73	\$207.98		3
4	Cottonwood	43	\$68,257.42	\$1501.66		9
Total		113	\$96,891.34	\$4,534.05		27

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.



13. Parks

Chris Ricciariello / CRicciar@auroragov.org / (303) 739-7154

POPULATION DESIGNATION

The initial pre-application submittal information designated the development in question as single-family attached residential development. Population calculations for the development utilize a per-unit multiplier of 2.65 persons per unit. For PROS fees assessment, population calculations would propose an overall population of 254 persons residing in 96 dwelling units.

LAND DEDICATION DETERMINATION

If the proposed development must undergo a rezone prior to development approval, City Code requires the assessment of current park land dedication requirements as well as park development fees. See subsequent sections for detailed description of park land dedication and park development fees.

LAND DEDICATION AND PARK DEVELOPMENT FEES

To provide adequate parks 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 (or have it dedicated to the City) and to construct new facilities. When a development includes residential units and involves re-zoning, these requirements are applied.

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.
- No open space land dedication will be required because the subject development is designated as infill development and is exempt from the open space land dedication requirement.

Land dedication requirements and the proposed method of how they will be satisfied should be explicitly presented in the site plan submittal.

- Neighborhood Park Land Dedication - Neighborhood park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a single-family attached population projection of 254 for 96 dwelling units, the neighborhood park land dedication requirement will be 0.76 acres.
- Community Park Land Dedication - Community park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a single-family attached population projection of 254 for 96 dwelling units, the community park land dedication requirement will be 0.28 acres.
- Cash-in-Lieu Payments - For subdivisions qualifying as infill development, PROS allows as an incentive the use of a predefined per-acre value for cash-in-lieu payments based on the average cost for COA open space acquisitions. This value at the time of application is \$45,800 per acre. Total cash-in-lieu of land dedication for Seven Hills Apartments is as illustrated in the following calculation:

Land dedication total acreage 1.04 acres x \$45,800 per acre = \$47,632.00

The cash-in-lieu payment for land dedication shall be paid at the time of first subdivision platting.

**Park Development Fees**

Park development fees will be calculated per current City Code requirements. These fees are based on the park land area (land dedication acreage = 1.04 acres) required to serve new residents and a cost per acre for construction of facilities designated annually by City of Aurora PROS staff. Park Development Fees, combined for Neighborhood Park and Community Park, shall be \$174,349.73 or \$1,816.14 per dwelling unit. Park development fees shall be paid per unit at the time of building permit issuance.

PROS Requirements Caveat

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this time (current year 2017). 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 and park development fees may also change.

14. Xcel Energy

Donna George / donna.l.george@xcelenergy.com (303) 571-3306

The property owner/developer/contractor must complete the application process for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to:

https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements will need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.

15. Arapahoe County.

Julio Iturreria, Long Range Planning Program Manager / jiturreria@arapahoe.gov / (720) 874-6657

Arapahoe County Planning has no comment on this proposal.

17. CenturyLink.

DUSTIN PULCIANI / Dustin.Pulciani@centurylink.com / (720) 520-3133

Comment: No Objection