

VWC3 Fourth Submittal Response

DATE: February 17, 2017

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ATTN: Sara Ullman

FROM: Gabriel Cullen

Planning and Development
Services Department
15151 E. Alameda parkway, Ste. 2300
Aurora, CO 80012

PROJECT: Village at Westerly Creek III (DA-1639-01, Case # 2009-4001-02)

WE ARE SENDING:

☐ ASI RESPONSE

☐ DRAWINGS

☐ REPORT

☐ CHANGE ORDER

☐ PRODUCT LITERATURE

☐ SAMPLES

☐ CUT SHEET

☐ RFI RESPONSE

☐ SPECIFICATIONS

☐ OTHER: (DESCRIBE)

☒ REVIEW RESPONSE

MESSAGE:

Sara,

Below are my responses to the Second Submission Development Review comments.

Key Issues:

1. In speaking with Kelly Bish, the enhanced architectural features in the form of various colored metal panels and the split face CMU wainscot have been approved.
2. License agreements and easement releases are in process.
3. All requested revisions have been addressed and corrected.
4. Accessible routes are shown on the site plan and photometric plan.

PLANNING DEPARTMENT

1. Community Question Comments and Concerns:
 - A. Community members were in favor of the project.
2. Completeness and Clarity of the Application
 - A. The cover sheet title has been revised.
 - B. Site plan notes have been relocated to sheet 2.
 - C. All duplicate notes have been removed.
 - D. Bicycle parking requirements have been added to the data block.

- E. The adjacent split rail fence to Westerly Creek will remain.
- 3. Waivers Requested or Required
 - A. All waiver requests have been revised per the comments.
- 4. Landscape Design
 - A. In speaking with Kelly Bish, the enhanced architectural features in the form of various colored metal panels and the split face CMU wainscot have been approved.
 - B. The area west of the Maintenance building has been labeled "maintenance parking".
 - C. Refer to Landscape Response.
 - D. Refer to Landscape Response.
- 5. Architectural and Urban Design Issues
 - A. In speaking with Kelly Bish, the enhanced architectural features in the form of various colored metal panels and the split face CMU wainscot have been approved.
- 6. Other site Planning and Technical Issues
 - A. The permitted and proposed sign area has been added to the Site Data table.
 - B. All accessible routes have been shown with the required 1 foot candle of light. Refer to photometric sheet (43 Of 44).
- 7. Civil Engineering
 - A. Acknowledged. The intent of the grading is to utilize the curb and gutter as the main conveyance of runoff. The asphalt will slope towards the gutters at a minimum of 1%. The concrete gutters will then slope towards the inlets at a slope greater than 0.5%.
 - B. Yes, that area is graded at 2% and will connect into the other swale to convey runoff around the building.
 - C. Acknowledged.
- 8. Life Safety
 - A. All fire riser rooms have been labeled.
 - B. Note #9 has been replaced with the correct note.
 - C. The Accessibility Note for Commercial Projects has been removed.
 - D. All fire lanes have been labeled.
 - E. All buildings show an identification letter on the building at the primary arrival points.
- 9. Parks Department
 - A. No comments.
- 10. Real Property
 - A. License agreements and easement releases are in process.
 - B. QWEST to be contacted and easement to be released.
- 11. Traffic Engineering
 - A. No comments.
- 12. Aurora Water
 - A. A sanitary sewer line is now shown at the Maintenance Building.

13. Addressing

A. Acknowledged.

14. All required site plan notes have been added.

Gabriel Cullen
Project Manager

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MEMORANDUM

Date: Friday, February 17, 2017
To: Gabe Cullen (Studio Completiva)
From: Todd Kreinbrink (Norris Design)

Re: Third Submission Review – Villages at Westerly Creek Phase 3 – Site Plan – Comment Response

Gabe,

Below please find our responses to staff comments. Responses are numbered to reflect the staff review letter received February 8, 2017. If assistance with other responses are required outside of what is provided below please don't hesitate to contact myself at tkreinbrink@norris-design.com or Ryan Holdorf at rholdorf@norris-design.com. Additional responses are provided directly within the redlined documents attached.

Best,

Todd Kreinbrink
Landscape Architect

4. Landscape Design Issues

4A. Enhanced architecture window materials etc. may be used in lieu of the plant material due to site constraints, but that has not been provided.

Response: No Response.

4B. Please label what is east of the maintenance building. See redline comment.

Response: Maintenance parking is east of the maintenance building. See plans for label.

4C. Adjust plant material accordingly around the newly planted fire hydrant.

Response: Plant material has been relocated for the fire hydrant. See plans for new locations.

4D. It is unclear what is being showed in front of the sally port. What landscaping material will be used, or will it be concrete? See redline comment.

Response: The area in front of the sally port is a raised concrete drive for service vehicles. See plans for added labels.

6. Other Site Planning and Technical Issues

6A. Your proposed monument sign appears to have a sign face of 99 square feet. Please reduce the sign face of the monument sign so that it meets code requirements.

Response: The project monument sign has been reduced to only one sign face that faces Ironton Street per code. The total area for the sign measuring the entire sign face and brick surround is 85 square feet. In the City of Aurora's sign code, it does not detail out how the 96 sf. max is measured. We feel the sign as designed falls within the current sign code.

8. Life Safety

8D. Label all fire lane easements. (Coordinate labels with Sheet 7 of 44)

Response: All fire lane easements have been identified as requested. See plan sheets L-03 & L-04.