



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Worth Discovering • auroragov.org

November 3, 2016

Justin Brown
Choice Capital Group
2956 Via Esperanza
Edmond, OK 73013

Re: Third Submission Review - Villagio Senior Living - GDP Amendment and Site Plan
Application Number: **DA-2005-00**
Case Number: **1987-2031-02; 2015-6020-00**

Dear Mr. Brown:

Thank you for your third submission, which we received on Friday, October 7, 2016. We reviewed it and attached our comments along with this cover letter. Another revisions is necessary to satisfy several reviewer comments in the letter but this revision can be addressed as a technical submission and be submitted after the Planning Commission hearing date.

Your estimated Planning Commission hearing date is still set for Wednesday, November 9, 2016. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

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

Sincerely,

Elizabeth "Libby" Tart-Schoenfelder, AICP
Senior Planner II
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Justin Repath, HCM2, 1331 Nineteenth Street, Denver, CO 80202
Marsha Osborn, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\2005-00rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please review the comments below and address them in a technical correction following your scheduled Planning Commission hearing on Wednesday, November 9, 2016.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1A. Nothing further from the community.

2. Landscape Design Issues

Comments by Kelly K. Bish, RLA, LEED AP/ kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

2A. Update the various landscape tables where indicated.

2B. All perennials should be 1 gallon at time of installation. Please update the plant schedule accordingly.

3. Addressing

3A. Cathryn Day, Planner II/GIS Addresser, 303-739-7357, cday@auroragov.org

No additional addressing issues noted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering

4A. As of October 27, 2016, Civil has not issued their comments to planning. The Case Manager will send these along once received.

5. E-470 Public Highway Authority

5A. Thank you for allowing the E-470 Public Highway Authority the opportunity to review and respond to the DA-2005-00 1008742 Villago Senior Living 3rd Referral.

See response to E-470 second submittal (December 2015) comment 3 below:

E-470 has the following comments:

1. Proposed landscape construction and maintenance in the outer 25' of E-470's MUE may require an Agreement.

The team is in the process of obtaining the letter of approval from E-470. Discussions have been ongoing between E-470 staff and the design team.

2. Occupying space for utility work, access, and any construction within the E-470 MUE and property owned in fee will require an E-470 Construction or Access Permit.

Will comply

3. E-470 is not responsible for noise mitigation.

Owner is aware of this and has accounted for noise mitigation within the building construction.

E-470 is concerned that noise mitigation is accounted for only by way of building construction. Noise mitigation in accordance with City Ordinance should be incorporated into the project.

E-470 is not responsible for sound mitigation. Per City of Aurora's Fence, Wall and Awning Ordinance (Ord. No. 2004-78), all residential developments adjacent to E-470 shall construct a sound attenuation wall along the development's E-470 frontage. E-470 Public Highway Authority supports Section 146-917(A)(4) of the E-470 Zone District, Article 9, Chapter 146, of the Aurora Municipal Code.

Thank you

Peggy Davenport

Document Control/Administrative

E-470 Public Highway Authority

22470 E 6th Parkway

Aurora, CO 80018-2425

303.537.3727 pdavenport@E-470.com



6. Life Safety

Les Lallo / llallo@auroragov.org Comments in blue

6A. SHEET G1 Arch & Elev

- Data Block indicates IIB construction. Verify this meets 2015 IBC Table 504.4.
- Show Occupancy class for cottages in Data Block and indicate sprinkler or non.
- Delete Note #4. Repeated under 1st note beneath Amendments
- Change note as shown as shown for updated radio frequency assessment.

6B. SHEET AS3:

- Label type of generator (Diesel/Nat Gas) and capacity if diesel,

6C. SHEET AS4:

- This hydrant and fire access roads to be in service prior to Phase 2 construction materials brought on site.

6D. SHEET AS1:

- 23' wide Fire lane with proper turn radii required for hydrant access and 150' bldg perimeter access. (200' perimeter access allowed on this site for sprinklered structures per Mike Dean). Fire Lane needs to extend in order to maintain the max distance or less and to provide necessary hydrant access, Language on item 1.5 from meeting minutes BD-02, 1/22/16 is misleading. It should read: 200' with 400' total reach from 2 separate points. See Sheet notes
- Any change in direction on a Fire Lane needs to provide the minimum 29' inside and 52' outside turn radii. Typ to all.
- Accessible route may be required to interconnect with cottages (depends on Occupancy class and #of units).
- Please show and label FDC's for cottages as well.
- Please remove hammerhead statement. Layout does not meet definition.
- Label type and capacity of generator.
- Label as 26' Fire Lane Easement. Typ to all.

6E. SHEET A1 thru A4

- Show FDC with Approved Knox Caps on applicable elevations.

6F. UTILITY C2.1:

- Show Future FDC with app'd Knox caps on cottages. Must be within 100ft of hydrant(s).
- 26' FL Required. SEE AS1. If shown on Utility Sheet, indicate in Legend, properly label and designate. Also, see note above for turning radius requirements.

6G. LANDSCAPE L2 thru L6:

- Show and label all fire hydrants, FDC's with approved Knox caps and Knox Boxes on landscape sheets.

6H. PHOTOMETRIC:

- Depending on classification of cottages; accessible route will need to extend to these structures. Show and provide min 1 ft candle with crosswalk(s) if applicable.

Show accessible routes and connectivity with solid dashed-delineated lines. Also show cross walks. Areas outlined in blue indicate <1ft cd.

7. Parks Department

7A. Approved without further comment.

8. Real Property

8A. Continue working with Maurice Brooks to complete the additional easement dedication needed as shown on your site plan. Once these easements are complete then Real Property can approve your site plan. These easements are Fire Lane Easements, Utility Easements and Drainage Easements.

8B. It appears that you will have a retaining wall encroaching into the proposed drainage easement which will have to be covered with a license agreement, Contact Natasha Wade in Real Property at 303-739-7300 or Nwade@auroragov.org for submittal requirements. Once Natasha receives what he needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will record the site plan. Natasha needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline. If you have additional items encroaching into easements please include them.

8C. The easements still need to be dedicated by separate documents. The License Agreement needs to be started also.