



Planning Division
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March 20, 2019

Thomas Pucciano
Lokal Homes
8310 S Valley Hwy 115
Englewood, CO 80112

Re: Initial Submission Review – Brookhaven Condominiums – Minor Amendment
Case Numbers: 2001-4023-04

Dear Mr. Pucciano:

Thank you for your initial submission, which we started to process on Tuesday, March 5, 2019. We reviewed it and attached our comments along with this cover letter.

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 April 8, 2019.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. Additionally, please include updated information regarding compliance with parking requirements for the complex. 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 303-739-7112.

Sincerely,

Christopher Johnson, Planner I
City of Aurora Planning Department

cc: Kurtis Williams, JR Engineering, 7200 S Alton Way Ste C400 Centennial, CO 80112
Filed: K:\SMA\2001-4023-04



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. This application is being processed as a Minor Amendment to the originally approved Site Plan which governs this property. As such, all documents you are submitting for review will be an addendum to the existing Site Plan documents and will be electronically added to the document upon approval. This will be done by a marking in the Amendment Block on the original cover sheet indicating this project as Amendment 1, and then referencing the sheets you will be adding. Because of this, you must remove the new Signature Block from this submittal's cover sheet. No new signatures are needed on the plan set.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

4A. Per the pre-application notes, a preliminary drainage letter is required with the site plan amendment. Please call 303-739-7335 to create a civil folder for the drainage letter referencing this site plan amendment. A review fee will apply. The site plan amendment will not be approved by Public Works until the preliminary drainage letter is approved.

4B. Please update the indicated ramp across Colorado Drive. Additionally, verify with Traffic Engineering whether a directional ramp will be required for the Dunkirk crossing.

4C. Add a note to the Utility and Grading Plans indicating if the storm sewer system is public or private and who will maintain it.

4D. Label sidewalk chases. Typical throughout.

4E. For retaining walls that are 30 inches or greater in height, it is required to have a pedestrian railing along the top of the wall. Please include detail drawings and material type for the railing used.

4F. The minimum permitted slope away from the building is 5% for 10 feet for landscape areas, and minimum 2% for impervious areas.

5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

5A. Add stop signs in all the indicated locations. Include some form of intersection control for the indicated intersection, such as E/W stop signs.

5B. Update the nose of the median at the property entrance to accommodate pedestrians.

5C. Show the proposed median modifications, the Traffic Impact Study proposes median modifications on Dunkirk. Ensure documents are consistent.

5D. Include sight triangles looking right from E. Colorado Drive.

5E. Note 1 on the Site Plan should only appear on the Landscape Plan. Additionally, language should refer to sight triangles, not 'site triangles'. Address this throughout.

5F. Include sight triangles on the Landscape Plan per City of Aurora Standard TE 13.2.

5G. Review and respond to all comments on the Traffic Letter.

6. Fire / Life Safety (Greg Rogers / 303-739-7464 / grogers@auroragov.org / Comments in blue)

6A. Add the following notes to the Site Plan:

"Emergency Responder Radio Coverage.

THE 2015 INTERNATIONAL FIRE CODE REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. THE GENERAL CONTRACTOR (GC) IS REQUIRED TO ENLIST AN INDEPENDENT AND APPROVED LICENSED CONTRACTOR TO MAKE THIS RADIO FREQUENCY ASSESSMENT. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY



RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.”

“Aircraft Noise Reduction (LDN): *New site plans for residential and commercial structures located within a Noise Impact District must include the following note:*

ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. building and zoning code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55-60 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.”

6B. Please include a photometric plan and provide a bold dashed line to delineate the exterior accessible route throughout the site to the required accessible entrances.

6C. Identify all Fire Lines using the following label: “6” Fire Line DIP (Private)”. Typical throughout.

6D. Show the location of the FDC and Knox Boxes where applicable. Identify the FDC as a Y symbol and label with the following example: “FDC with approved Knox Caps” (Typical for Site, Utility, Elevation, and Photometric Plans). Identify the Knox Box as an X within a box symbol and label with the following example: “Knox Box with approved hardware” (Typical for Site, Utility, Elevation, and Photometric Plans).

6E. Show the location of the Riser Room and exterior door for each fire sprinklered building, including the existing clubhouse.

6F. Identify the 60% of the accessible building entrances, the accessible parking spaces, and accessible passenger loading zones they serve. Show the accessible route throughout the site between each of these elements. Please provide curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks, and provide marked crosswalks in all areas where the accessible route crosses a drive aisle. These comments are typical for Site and Utility Plans.

6G. The indicated parking spaces will block access to the FDC to this building. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object.

6H. Show the location of the FDC and Knox Boxes on building elevations where applicable.

6I. Please include the following note on the Landscape Plan:

“THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.”

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

Please contact Real Property directly for comments. When comments are received by Planning they will be sent to you directly.