



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

Worth Discovering • auroragov.org

May 7, 2019

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

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

Dear Mr. Pucciano:

Thank you for your second submission, which we started to process on April 23, 2019. We reviewed it and attached our comments along with this cover letter.

There are still some remaining comments from city departments, which you must review and address. Once all of the remaining comments have been addressed, please send me updated plans. Upon verification with the remaining departments that the comments have been completely resolved, an official approval of the application can be issued. In the meantime, please address these comments and also work on the Preliminary Drainage Letter with Public Works, as this will hold up your project.

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\2001-4023-04rev2



Second Submission Review

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

1A. The site plan amendment will not be approved by Public Works until the preliminary drainage letter is approved.

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

2A. Remove note 19 from the Site Plan notes. Based on the Traffic Signal Warrant analysis this intersection is not anticipated to meet Warrants by 2040.

2B. Striping modifications along Dunkirk Street will not be supported at this time, due to the queuing at Dunkirk Street & Jewell Avenue (Southbound left). See additional comments on the Traffic Letter.

2C. Add stop signs in the indicated locations.

2D. On sheet 9, address the formatting issue in the upper right hand corner.

2E. Review all comments on the Traffic Letter.

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

3A. Add the following note to the Site 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.”

3B. A photometric plan must be included. This is required per the Pre-Application notes to demonstrate that the site is compliant with current Federal ADA regulations. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). Maintain minimum 1 ft candle to all exterior accessible routes.

3C. Please revise the Data Block accordingly to redline comments on the site plan.

3D. Revise all sign graphics accordingly.

3E. Include the indicated portions on the northern side of the property in the accessibility route. Identify curb ramps as well.