April 09, 2013

Jeanne Shaffer, AICP
Planner
Jefferson County Planning & Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

RE: Response Comments
Case Number: 13-102518SD
Comments & Red Marked Prints received March 22, 2013

Dear Ms. Shaffer:

The following are the responses to comments received March 22nd, 2013 from the 1st Referral for the Willow Brook Place Site Development Plan.

General:

1. Update the case number and map number on every page of the plans.
   Case Number: 13-102518SD
   Map Number: 34
   Response: The case number and map number have been revised on the plans.

2. How many people will be living in the facility? The zoning references people while the applicant states rooms. How many people per room? Is the total number of rooms 60 or 76? The cover letter states both numbers.
   Response: The facility has 60 rooms with a total number of 76 beds. 44 rooms with have single beds while 16 will have two beds.

Site Development Plan:

From the attached red-marked changes:

1. Sheet 1 – Update case number and map number.
   Response: The case number and map number have been updated.

2. Sheet 1 – The legal description should read "…IN THE EAST HALF OF THE NORTHEAST QUARTER…"
   Response: The legal description has been updated to correctly reference the east half.

3. Sheet 1 – Remove individual parcel areas from the legal description and add a total area at the end of the legal.
   Response: The legal description has been updated to only show the total area of the entire site.

4. Sheet 1 – Add included notes.
   Response: The provided notes were added to the SDP.

5. Sheet 1 – The index of sheets is not needed. Each sheet should be labeled separately. They do not need to be a part of a packet. The SDP should be one page.

Response: The index of sheets has been removed and sheets 1 & 2 have been combined into one SDP sheet.

6. Sheet 1 – Review total acreage.

Response: The total acreage has been corrected and updated.

7. Sheet 1 – See attached certificate blocks for amendments.

Response: The certificate blocks have been updated.

8. Sheet 2 – Update case number and map number.

Response: The case number and map number have been updated.

9. Sheet 2 – Try to combine the site plan with page 1 so there is only 1 page for the SDP

Response: Sheets 1 & 2 have been combined into one SDP sheet.

10. Sheet 2 – Remove the color.

Response: The plan sheets are now in black and white.

11. Sheet 2 – It appears that Generator label incorrectly reads Generate.

Response: Generate has been corrected to read Generator.

12. Sheet 2 – The bubbled facades exceed 35 feet without a plane change of 5' in depth or projection. Please shrink these facades, or you may request a minor variation to allow them.

Response from CB Two: The floor plan and exterior elevations have been modified to provide for a change in plane preventing the façade from exceeding 35 feet. Further a second exterior paint color has been provided to articulate the changes in the façade.

Additionally the stone veneer wainscot has been provided at the back elevation to provide for additional uniformity to all elevations of the building.

13. Sheet 2 – Add Rec. No. 85120196 to the description of the 30' sanitary sewer easement along the south end of the property.

Response: The second reception number has been added.

14. Sheet 2 – The 5' utility easement south of the south property line should reference Book 11, Page 26, not Page 28.

Response: The page number for the 5' utility easement has been corrected to Page 26.

15. Sheet 2 – There is an existing 5' utility easement south of the south property line per Book 11, Page 26.

Response: The north-south 5' utility easement south of the south property line has been added.

16. Sheet 2 – There is a missing property boundary label near the southeast corner of the site.

Response: The missing boundary label has been added.

17. Sheet 2 – There is an existing slope easement at the southeast corner of the site per reception number F0172290.

Response: The existing slope easement has been added.

18. Sheet 3 – Update case number and map number.

Response: The case number and map number have been updated.

19. Sheet 3 – This page should be its own page, not part of the SDP document that gets recorded.

Response: Sheet 3, The Parking Plan, has been separated as a standalone document.

Landscape Plan:

1. Can a couple of the deciduous trees on the western property line be changed to evergreen trees to provide screening during the winter? Two perhaps?

Response by KSA: N/A. Per telephone conversation with Jeanne Shaffer on 4/1/13 she indicated that this comment was included in error and is not applicable to this project. Therefore no changes were made regarding the number of deciduous or evergreen trees within the property.

2. Complete the Landscape Exhibit A, make sure the quantities on the exhibit clearly match the table in the plans.

Response by KSA: Done. The Landscape Exhibit A has been revised and updated with the current plant quantities that match the plan, and completed with cost information.

From the attached red-marked changes:

3. Sheet L-2 – Add note regarding certifications that are required prior to final landscape inspection. See Land Development Regulation Section 33.G.A. and Section 33.G.c.

Response by KSA: Done. Note 14 has been added to include the two certifications mentioned above.

Architectural Elevations:

From the attached red-marked changes:

1. All of the bubbled features are not allowed to exceed 25 feet in height. Only the entry feature may be above 25 feet, maximum 30 feet in height. See ODP restrictions.

Response by CB Two: The height of these elements is dictated by the ability to have clerestory windows that provide daylight to the residents of the facility. Given the current roof configuration along with the floor plan, reducing the height of these elements by 2' would prevent the space required to provide clerestory windows in these elements. While it is potentially feasible to adjust the slope of the roofs of the facility in order to bring these elements down 2' in the height this approach reduces the overall aesthetic and hierarchy of the building elevations.

As such, we are requesting the proposed features be allowed to remain at the originally proposed 27, either through a minor variation or administrative relief to the ODP.

Lighting Plan:
From the attached red-marked changes:

1. These lumen levels cannot exceed 0.3 adjacent to residential uses. The light pole along the west side of the entrance off of Kline Street should be moved or removed.

Response by CB Two: The light pole along the west side of the entrance off of Kline Street has been removed. The site photometrics calculations have been updated to reduce lumen levels where indicated. See sheet E1.12

2. The lumen levels at the entrance off of Kipling cannot exceed 0.6. Please address.

Response by CB Two: The light pole along the entrance off of Kipling has been moved. The site photometrics calculations have been updated to reduce lumen levels where indicated. See sheet E1.12.

Easements:

1. Drainage and Emergency Fire Access easements are required (see engineering comments). A graphic, legal, and closure sheet need to be provided for each easement.

Response: The easement documents have been prepared for the Drainage and Emergency Fire Access easements, and the documents have been included with this submittal.

AGENCY COMMENTS

Planning Engineering – Sean Madden:
SITE DEVELOPMENT PLAN COMMENTS:

1. Please provide design calculations and details for the storm sewer inlets, outlet structure, orifice plate, pond forebay, pond micro-pool, trickle channel and pond emergency overflow. These items shall follow UDFCD recommendations. These details shall be shown in the construction plans and drainage report.

Response: Design calculations for the storm structures are included in the drainage report and details have been added to the construction plan set.

2. All storm sewer lines shall have a drainage easement dedicated to Jefferson County. Provide an easement for the south 15-inch lines and the 10-inch line to the proposed building.

Response: Drainage easements meeting the requirements of Section 3.3.9 of the Jefferson County Storm Drainage Design and Technical Criteria are now shown for all proposed stormlines.

3. Provide cross sections for the cut and fill areas and detention pond. The EURV, 10-yr water surface, 100-yr water surface, freeboard and emergency overflow shall be shown. Please refer to attached reference.

Response: Cross sections of the site including the detention pond are now included in the construction plan set.

4. Show the HGL and EGL for all the storm sewer system. This includes the storm system that is being tied into within South Kipling Parkway to outfall.

Response: The HGLs and EGLs have been added for the storm sewer plan and profiles.

5. Show center line of South Kipling Parkway traveled street and dimension to property line. There may be the need for additional ROW dedication. Show all ROW information for South Kipling Parkway.

Response: The centerline of South Kipling Parkway has been added and a dimension to the property line included. The additional ROW information for South Kipling Parkway is now included and shown on the SDP and the construction horizontal control plan.

6. Provide ADA ramps at access location.

Response: ADA ramps have been provided and called out referencing the standard detail at the access locations.

7. Show all limits of the existing FEMA floodplain, north and south lines. It appears that the development may be encroaching into the existing floodplain.

Response: The FEMA floodplain limits are shown the limits of the northern floodplain boundary can be seen on our sheets, the southern boundary extends too far south to plot per our scale, but the project will not have any improvements within this boundary.

8. For the access location from South Kipling Parkway, provide an inlet near the elevation of 5648 on the curve that will capture more of the street storm flows prior to moving downhill to South Kipling Parkway.

Response: A curb cut has been located in the lowpoint of the drive to provide disconnected impervious area. An additional inlet would not be located in a lowpoint, so minimal runoff would be collected, see drainage report on impacts to Kipling, which are minimal and less then historic. Per our meeting on 3/27/13, we have revised the storm sewer layout and include a Type 'C' inlet in the grassy area just behind the curve.

9. Provide street grade profiles. The approaches to ROW shall follow standard template STND-9 (attached).

Response: A private drive plan and profile has been added, and the approach to South Kipling Parkway follows the standard template STND 9. Minimum K values shown are for 15 mph.

10. Show all vision clearance triangles at all intersections.

Response: All pertinent vision clearance triangles are now shown.

11. Provide a light at the intersection of South Kipling Parkway and the access location.

Response: Per our meeting on 3/27/13, we are submitting a request for a waiver for the required light at the South Kipling entrance. There are existing street lights at the intersection of Progress Avenue and South Kipling Parkway and north of the existing drive cut at the south end of the property. With the close proximity to these two lights, we feel that a 3rd street light would be not be necessary.

12. Provide a pedestrian circulation (sidewalk from south Kipling Parkway to South Kline Court.

Response: Although the path is not a straight shot, pedestrian circulation has been provided, from Kipling Parkway to South Kline Court by the 5' walk which connects to the existing 10' walk in the Kipling right-of-way. This path heads west and continues around the north side of the building.

SITE DEVELOPMENT PLAN DOCUMENT:

2. Public Streets, Right of Way Dedication: Right-of-way dedication is required for adjoining, internal and connecting public streets/roads in accordance with the provided table (LDR 15.A.1.a).
   *For templates with detached sidewalks only additional sidewalk sign and maintenance easements are required.

Response: No additional right-of-way will be required with this project. Please see the additional ROW information given for South Kipling Parkway (200' total).

   a. Existing Right-of-Way: Previously dedicated rights-of-way shall be shown, with the book and page or reception numbers of the recorded deeds noted. If right-of-way for [street/road name] adjoining this property has not been dedicated, this information shall be noted on the survey. (LDR Section 8.D.9)

Response: Existing ROW on the east side of South Kipling Parkway is now shown on SDP and the construction horizontal control plan.

3. Private Street/Road Easements: Dedication of an emergency access easement across the interior and exterior private access drives is required. The on-site private access drives shall be a minimum of 25 feet wide and labeled as a "Utility and Drainage Easement and Private Access Drive" (LDR Section 15.A.1.a.(2)). Also, the plat dedication shall include the private access drive dedication. (LDR Section 8.F.2.c).

Response: The Private Access Drive and Easement is now called out.

4. Floodplain Limits: The 100-year floodplain limits should be shown. Land affected by the 100-year flood should not be part of the proposed lots. Floodplain land needs to be within a tract that would be owned and maintained by a park district or homeowner's association (LDR Section 14.A.3.e.

Response: The floodplain limits are now depicted by a bolder line type. Per our meeting on 3/27/13, the land within the 100-year floodplain will be in a dedicated easement, not a tract.

5. Drainage Easements: Drainage easements are required to be dedicated to the County and state that the County has the right of access on the easements which shall be kept clear of obstructions to the flow and/or obstruction to maintenance access (Section 3.3.9 of the Jefferson County Storm Drainage Design and Technical Criteria). Easements shall be dedicated according to the included table. Dedication of easements to the County is required for all pipes, channels, swales and other drainage appurtenances and facilities (including those located on adjoining property).

Response: Easements are shown per the provided table on the SDP and horizontal control plan.

ENGINEERING DESIGN STANDARDS:

Circulation (Horizontal and Vertical Control)

1. Street Repair After Utility Connections: The applicant will be responsible for guaranteeing and completing any rotomilling and asphalt patching on street/road necessary to complete utility connections. Refer to the Exhibit A comment section for additional information.

Response: Exhibit A has been updated per the a sphalt patching required for completing the utility connections.

2. Access Permit: Access permits are required for new driveways connecting with South Kipling Parkway and South Kline Court. The permit, which is necessary before construction in the County's right-of-way begins, will be issued by the Planning and Zoning Department (303) 271-8700 and is subject to

compliance with driveway permit requirements (Sections 3.6.6 and 3.6.8 of the Roadway Design Manual).

Response: Noted.

3. Guardrail Requirements: In locations where guardrail is required for public or private roads, design shall be in accordance with the current American Association of State Highway and Transportation Officials (AASHTO). Guardrail locations shall be shown on the construction plans. (LDR Section 15 1.b.(1)).

Response: No guardrails are required for this project.

4. Non-Residential Driveway Design: Non-residential driveways will need to be constructed to meet the requirements of Section 3.6.8.2 of the Roadway Manual. The requirements include the following:
    a. (Repeat) Approaches to public streets/roads [and modifications to the private street/road approaches] shall meet the requirements of Standard 9 of the Roadway Manual.

    Response: The proposed driveway has been revised to meet the requirements of Standard 9 of the Roadway Manual. Please see the included Private Drive plan and profile.

5. Parking Lot Design: All off-street parking and loading must meet the standards in Section 14 of the Zoning Resolution. The requirements include the following:
    a. ADA Parking Requirements: Please show the ADA parking spaces on the grading plan. The grading plan also needs to show that the maximum longitudinal slope on the ADA parking spaces is 2%.

Response: The parking lot design meets the requirement of Section 14 of the Zoning Resolution, and the ADA parking spaces are now delineated on the grading plan showing a maximum longitudinal slope of 2%.

GRADING AND DRAINAGE:

1. Grading and Erosion Control Plan Phasing: According to the requirements from the State of Colorado stormwater discharge permit, the grading, erosion and sediment control plan must be phased. The Grading Erosion and Sediment Control Plan must clearly depict the relationship between the phases of construction and the implementation and maintenance of BMP's.

Response: A phased Grading and Erosion Control Plan has been provided.

2. Grading Setbacks: Setbacks for all grading and erosion control activities shall be at least 7 feet from the property boundaries and at least 25 feet from occupied structures. In order for Planning and Zoning to waive the setback requirements the applicant must demonstrate either from an approval letter from the adjoining property owner or by an approved geotechnical report that the activities occurring within setback limitations will not adversely affect adjacent property or structures (Section 16.E.10 of the Zoning Resolution.

Response: The site meets the required 7' setback as well as the exemptions listed in LDR Section 1,8.g. at the drive connections in S. Kline and S. Kipling Parkway the total cut depth is less than 2' in depth.

3. Floodplain: Evidence is required that all the necessary permits have been obtained from Federal, State or Local governmental agencies from which prior approval is required. In the option of the Planning Engineering Department the applicant should contact the following agencies should be contacted about permit requirements:
    a. The Corp of Engineers Wetlands Permit (404 Permit) could be required before grading to address any required mitigation. The national wetland inventory maps indicate the presence of a wetland in this area. Contact Terry McKee at 303-979-4120

b. Contact the U.S. Fish and Wildlife Service Endangered Species Program at 303-236-7400 and Kathy Konishi with the Colorado Division of Wildlife at 303-291-7143 about obtaining any required permits.
c. If these or other additional permits are not required, please provide written evidence that a permit is not required from the agencies listed above.

Response: Per our meeting with Sean Madden on 3/27/13, we are remaining entirely out of the floodplain, and no permits are required, nor written evidence.

4. Alterations of Watercourses: If alterations to the floodplain boundaries, flood elevations, or flood depths are proposed the following items are required prior to Plat\Exemption\Site Development Approval according to, Section 20 of the LDR and/or Section 50 of the Zoning Resolution:
   a. A floodplain report must be submitted that meets the requirements outlined in Section 20 of the LDR.
   b. A copy of the Conditional Letter of Map Revision (CLOMR) from FEMA for alteration or modification to the [Waterway Name] floodplain is required before the County can approve the development proposal.
   c. Notification of adjacent communities and the Colorado Water Conservation Board prior to any alteration or relocation of a watercourse, and evidence of such notification to the Federal Emergency Management Agency.
   d. The development must not adversely affect the flood carrying capacity of the area of the Flood Plain Overlay Zoning.
   e. Maintenance must be provided within the altered or relocated portion of said watercourse so the flood carrying capacity is not diminished.
   f. Prior to issuance of any building permit that is located within the FEMA Special Flood Hazard Area, a Letter of Map Revision from the Federal Emergency Management Agency must be submitted to Jefferson County (Section 8 of the LDR.).

Response: No alterations are proposed.

5. Letter of Map Revision (LOMR): If any alterations to the floodplain boundaries, flood elevations, or flood depths are proposed, the following items are required:
   a. A floodplain report must be submitted with the Preliminary Plat which meets the requirements outlined in LDR Sections 4 and 20.
   b. A conditional letter of map revision must be obtained prior to Final Plat approval. LDR Section 20.D.3.UDFCD approval is required for the floodplain report (LDR Section 20.D.3.b and Section 1.7 of the Drainage Manual).
   c. Prior to the issuance of any building permit that is located within the FEMA Special Flood Hazard Area, a Letter of Map Revision from the Federal Emergency Management Agency must be submitted to Jefferson County (LDR Section 20 A.4.c)

Response: No alterations are proposed.

6. Full Spectrum Detention: In order to minimize damage to downstream properties Full Spectrum Detention is required for all new detention ponds and regional ponds that will be utilized as part of a development project (Chapter 14.2 of the Drainage Manual). Please see the criteria for full spectrum detention in the Urban Storm Drainage Criteria Manual Volume II (Storage). A new detention pond design checklist is also available in the appendix of the new Drainage Manual for more information on stormwater detention pond(s) design.

Response: A drainage report has been included which show the detention pond design utilizing the Full Spectrum detention method, with some additional disconnected impervious area.

ADDITIONAL REQUIREMENTS:

1. Construction Documents: Construction documents are required for all construction associated with the plat/exemption or site development plan. Please submit construction plans to-scale on an 11"X17" format. Minimum text size to be 0.06". When preparing the construction documents, please incorporate the following comments:

Response: 11"X17" format of the construction documents have been included with this submittal.

2. Private Maintenance Organization: The applicant will be required to establish an organization (normally a property or homeowners' association) to own and maintain private streets, drainage and detention facilities and common areas unless an existing organization agrees in writing to maintain these improvements.

Response: The owner will be required to maintain all private streets, drainage and detention facilities.

3. Traffic Impact Fees: LDR Section 33 A.8 requires the payment of TRAFFIC IMPACT FEES when obtaining a building permit on any lot within this development. This development will not be eligible for any credit towards the full amount of the fee.

Response: Noted.

CONCLUSION:

1. These initial case comments are based solely upon the submitted preliminary application package. They are intended to make the applicant aware of regulatory requirements. Failure by Planning Engineering to note any specific item does not relieve the applicant from conforming to all County regulations. Furthermore, if the proposed site layout and design are altered substantially during subsequent County land development processes (rezoning, platting, exemptions, additional submittals), Planning Engineering reserves the right to modify these initial comments or add appropriate additional comments.

Response: Noted.

Lakehurst Water and Sanitation District – Lisa Schwien:

1. The property at 5275 South Kipling Parkway is not currently located within the boundaries of the Lakehurst Water and Sanitation District. The property owner is working with Lakehurst to file the appropriate legal documents to be included in the district. Lakehurst is able to provide water and sanitary sewer service to the property provided that the requirements set forth in the attached inclusion letter are met.

Response: Noted.

2. Submit a separate water plan set. The plan set must have a "water only" sheet and needs to meet all Denver Water standards for construction drawings.

Response: A separate water plan set including a "water only" plan that meets Denver Water standards has been provided.

3. Include Lakehurst's standard water details on the plan set. These can be provided separately to the engineer via email.

Response: The Lakehurst standard water details have been included in the separate water plan set.

4. Show the location and distance to the next closest valve on each side of the water tie-ins.

Response: The location and distance to the next closest valves are now shown for the water tie-ins.

5. Revise the location of the proposed gate valves per comments on the attached redline drawing.

Response: The gate valve locations have been revised per the provided redline drawing.

6. Provide a wet tap connection in Kipling. Because this connection is lower in elevation than the northwest tie-in, it should serve as the feed for water line flushing and testing.

Response: A 12"X8" wet tap is now called out for the connection in Kipling.

7. Provide fire flow requirements so it can be verified that the proposed water main size and configuration is adequate. It is possible that the water main will need to be larger than 8-inches and that the water main will need to be looped on the north side of the building.

Response: Fire flow requirements are shown on the water plan set.

8. Label the proposed easements as 30-foot Lakehurst PUD easements.

Response: The proposed easements are now called out at 30' Lakehurst PUD easements.

9. Provide a water easement form the proposed 30-foot PUD easement west to the property line. This easement will provide an option for water service to the properties to the west of 5275 South Kipling Parkway. This easement should be a 30-foot exclusive easement or 50-foot non-exclusive easement. Refer to the attached redlines for more information.

Response: Per our meeting on 3/26/13, the 30' PUD easement is shown at the northwest corner of the site for the potential future development of properties to the west.

10. After the water alignment is final, submit easement documents for review and approval.

Response: The easement documents have been prepared and have been included in this submittal for your review.

11. The configuration/alignment of the proposed fire service needs to be reviewed and approved by West Metro Fire and by Denver Water.

Response: Noted. The configuration has been shown to West Metro Fire District and will be submitted to Denver Water. Approvals will be submitted upon receipt.

12. A review by Denver Water will be required. We will help coordinate the Denver Water review after water plans are submitted to Lakehurst.

Response: The required documents for the Denver Water submittal have been prepared and submitted to Lakehurst.

13. Plumbing plans and fixture counts must be submitted to Lakehurst to verify that the existing water and sanitary sewer services are adequate size for the new building.

Response: The preliminary plumbing fixture count has been provided by the mechanical for a similar sized project. Final plans will be provided at time of building permit or prior to water plan approval.

14. According to the utility plan, a grease interceptor is proposed. The proposed volume and supporting calculations must be submitted to Lakehurst for review and approval.

Response: Plumbing fixture counts for a similar project from the project mechanical engineer have been provided showing the total number of fixtures and grease interceptor planned. This plan is preliminary and will be finalized along with supporting calculations at final building permit submittal.

15. Label the proposed sanitary sewer service as "Privately Owned and Maintained".
Response: The proposed sanitary sewer service is now labeled as "Private Owned and Maintained."

16. Provide a new 4-foot diameter manhole at the connection to the existing sanitary sewer main in Kipling.
Response: A 4-foot diameter manhole is now shown at the connection to the existing sanitary sewer main in South Kipling Parkway.

17. Provide clean-outs on the sanitary sewer service per plumbing code.
Response: Clean-outs have been added every 100 linear feet per the plumbing code.

We trust that the response to each of the comments is acceptable and complete.

Respectfully Submitted,
Vision Land Consultants

Crystal M. Sullivan, PE
Design Engineer

Reviewed by,

Andrew J. Marner, PE
Project Manager

Cc: Steve Miller, Anthem Memory Care
project file