APPLICANT'S RESPONSE TO FIRST SET OF REFERRAL COMMENTS DATED JUNE 7, 2013

Date prepared: July 12, 2013

Referral comments are shown in black font, *Applicant's response is shown in color italics*.

CURRENT PLANNING

Site Plan

1. Staff appreciates the amount of information included on the Site Data Table and requests the applicant continue providing this as a separate table. However, much of what is in this table should not be included on the final SDP document. Please refer to Section 1.0.4 of the Zoning Resolution which describes what should be included in this table.
   We have revised the table per Section 1.O.4 but have kept the original table on the cover sheet with a note that this table will be removed prior to final approval of the SDP.

2. Although the applicant has provided a parking table which indicates the amount of required and provided parking, staff cannot ascertain if this is accurate. Please provide a separate parking plan, which indicates how many parking spaces are provided in each building, and differentiates which of them are tandem-parking.
   We have included a separate parking plan, as requested.

3. Please have your attorney review the site plan document to ensure the signature block is formatted properly. Please refer to the Ken Caryl Towne Center Planned Development as a template.
   The signature block has been appropriately modified.

Architecture

1. Please submit colored elevations with the next submittal.
   Colored elevations have been included in this resubmittal.

2. Section 11.5 of the approved Official Development Plan does not allow buildings in Use Area 1 that are higher than 27' to be longer than 150'. Several buildings in Use Area 1 greatly exceed this.
   We are not in agreement with this comment. There is no Use Area 1, only Use Area 1A and 1B as indicated on the recorded ODP. We also believe that the language is clear that any building over 27 feet in height and greater than 150 feet in length must have adequate articulation as further described in the language. It is important to note that this architectural language should embody intent to ensure quality and character and not detailed, specific criteria which may inhibit flexible, creative and market influenced design. The elevation imagery included as part of this resubmittal more than adequately reflects the design intent / massing / detail / and character as outlined in the ODP. Following discussions with staff, we have submitted a Minor Variation request with this resubmittal to allow buildings greater than 150 feet in length.

3. Section 8.3 requires rooflines longer than 50' to be stepped by at least 18" or have changes in roof shape by elements such as dormers, gables, etc. There are elevations that do not meet this, as indicated on the red-marked print.
   We are not in agreement with this comment. The roof structure for each building as submitted is greatly articulated as indicated on the proposed roof plans reviewed with planning staff. In addition, it is important to note that the 50 foot criteria should be measured along the eave line, and not the ridgeline. Along the eaves, all uninterrupted dimensions are less than 50 feet long and are articulated with gable and other massing change features which vary the elevation and provide a high degree of visual interest.

4. The applicant has requested a Minor Variation from the maximum 35' height for buildings in Use Area 1A. Please note height and massing were significant concerns during the rezoning. Staff believes the issue discussed in No. 2 above could result in redesign and therefore staff believes analysis of this Minor Variation is premature. If/when redesign occurs to address the buildings that are longer than 150 feet, we will revisit this request.

4.a Please note, because of the sensitivity to the height and massing issue, as well as the amount of community interest in the project in general, staff will not support height minor variations without additional analysis. Staff recommends the applicant submit a graphic which illustrates in section view, the existing townhouses in Sunset Ridge, the topographic change in elevation for the subject property in relation to these townhouses, and the height of the buildings as proposed along this topographic section. Because the applicant's letter uses the 30 foot allowed setback versus the 90' setback as proposed as its rationale for the request, staff recommends the applicant demonstrate this comparison as well.

A site section has been included as part of this resubmittal which depicts a much softer proposed building edge condition along the east property line. The section shows that the height increase request is visually negligible given the proposed building placement versus the building placement permitted by the ODP. We ask that staff support our height variation request.

5. A conceptual elevation was included on the approved ODP graphic. Staff agrees the architectural detailing conforms to this elevation except cupolas are included on the elevation. Only Building One incorporates this feature. Also, staff believes the length and massing of the buildings is much greater than what is suggested on the ODP.

We believe the ODP is suggesting a detail such as a cupola but not requiring it. Appreciate the staff comment that the proposed architectural detailing conforms to the conceptual graphic included in the ODP. Length and massing comment previously addressed. The requested cross section gas been provided with this submittal.

6. Building G2 is highly visible to the adjacent residents. Please explain how the rear of this building meets the requirements for 360 degree architecture.

The garage elevations as originally submitted depict a 360 degree design with consistent use of materials, colors and roof variation on all four sides.

7. Please note that due to the redesign that may be required to address the 150' length requirement for buildings in Use Area 1, there could be additional comments raised in the next submittal that were not raised with this version.

Understood.

Landscape Plan

1. The Site Data Table indicates the subject property is 10.3 acres, and the landscape requirements table on Sheet 12 of the Landscape Plan indicates 138,722 square feet of total landscaping. This does not meet the minimum 35% of landscaped area as required by the Landscaping Section of the Zoning Resolution.

The revised Site Data Table is included on the revised plans and meets the 35% landscaped area as required by the Landscaping Section of the ODP.

2. Please show graphically which landscaping is being proposed as Perimeter Parking Area versus Internal Parking Area landscaping. Please also indicate this in square footages.

A new diagram on sheet 12 shows clearly what is proposed as perimeter parking vs. internal parking area.

3. The recorded Plat indicates the property abuts Shaffer Parkway at a linear distance of 620.95 feet. At a requirement of 1 tree per 30 linear feet, this amounts to 21 trees being required along the perimeter. The landscape plan indicates 441 feet and 14 trees. Please explain.

The total length of landscape area along Shaffer Parkway is 620.95 feet; however this includes the two curb cut locations where trees cannot be planted. We have included street trees at 30' on center where possible, and we added two additional trees for a total of 15 in the tree lawn area.

4. The Landscaping Section of the Zoning Resolution requires trees to be at least 5' from sidewalks, back of curb, etc. This does not appear to be met along Shaffer Parkway and Shaffer Place.

The tree locations have been adjusted so they sit in the center of a 10' wide tree lawn and are 5' away from the walk and curb. In order to do this, the walk along Shaffer Parkway has been moved back to 10' behind the curb. Where the walk is adjacent to the retaining wall, a transparent fence has been added as a safety barrier.

5. Staff is unsure if the "Gathering Places" and "Recreational Amenities" meet the requirements of the recorded ODP. This was an important issue at the time of the rezoning to ensure existing recreational facilities in the surrounding area would not be overly saturated by this project. Please indicate the total building square footage. Also, please provide details of the Gathering Places and Recreational Amenities that identify how they function.
We understand the importance of this issue and have updated the graphic so that it is clearer and more easily understood. The recreational Amenities for this project include: Pool, Hot Tub, Grass Volleyball Courts (2), Outdoor Grilling/Picnic Areas (2). The Gathering Areas are clearly delineated and occur along the internal pedestrian corridor and consist of Specialty Paving, Ornamental Lighting, Sandstone Boulders for Informal Seating, Benches, and Special Plantings.

Photometric Plan

1. Cut sheets/details of lights must be provided. Also, please provide elevations of any proposed pole lighting.
This has been added.

ZONING ADMINISTRATION

Zoning Administration offers the following comments on this proposal:

1. The purpose of this Site Development Plan is to determine the feasibility of a site development plan to allow for the development of a 250 multifamily unit complex.
This is correct.

2. It appears as though the proposal is to allow for an apartment complex. If the applicant is proposing a condo, townhome, or SFAT complex a plat will be required.
This is an apartment complex. No condos or townhomes are proposed.

3. If the proposal is for an apartment complex the applicants will need to apply for a merger.
Understood. We have applied for a merger of the lots, to be approved concurrently with the final SDP approval.

4. Zoning Administration will not support any minor variations for height or setback requirements. The proposed minor variations will have an adverse effect upon the surrounding properties.
We believe that the Minor Variations as requested will have little if any impact on surrounding properties.

5. The building department no longer allows for decks in HOA or common space because they do not meet building code. If the property is ever converted into a condo the applicants should ensure the proposed condo plan meets the building code requirements.
Understood, however no townhouses or condos are proposed within this project.

6. Half of the parking requirement is being satisfied by garage space. The applicant should consider how they will utilize this garage space. Will it be offered as part of the rental space or at an additional cost? If it is being offered at an additional cost there could be inadequate parking in the future due to renters not wanting to pay an additional fee for a garage space.
All of the garages that are not directly attached to units will be will be leased on an as needed basis depending on apartment lease up demand. In the event that apartment lease up demand supersedes garage lease up demand the garages will be added into the monthly rents so that every parking space and garage is maximized on site.

7. The plat includes a note that requires 2 parking spaces per living quarters or dwellings.
The required parking is in accordance with ODP section 6, which requires 1.4 parking spaces for 1 bedroom units, 2.0 parking spaces for 2 bedroom units and 2.5 parking spaces for 3 bedroom units.

8. The PD does not allow for a building to be longer than 150 ft in length. Building R1, R5, and R6 are longer than 150 ft
As previously stated, we do not agree with this interpretation of the ODP. We have included a Minor

Variation request to clarify this restriction.

9. The PD requires a gathering of at least 400 sq. ft. per 15,000 sq. ft. of building area that includes street furniture and amenities.
   According to our latest calculations we need 3,157 sq.ft. of gathering space, we show substantially more. The diagram on sheet 15 indicates the areas that were calculated. Sheets 13 and 14 now call out the street furniture and amenities.

10. The PD requires recreational amenities of at least 500 sq ft per 30 dwelling units.
    According to our latest calculations we need 4,167 sq.ft. of recreational amenities, we show substantially more. The diagram on sheet 15 indicates the areas that were calculated. Sheets 13 and 14 now call out the amenities.

11. Miscellaneous Permits are required for any retaining wall over 36 inches in height. Retaining walls over 8 ft in height require variance approval before a permit may be issued.
    The maximum height of any wall is 8 feet, therefore no variance is required.

12. Permits will be required for all proposed structures.
    Understood.

13. Zoning administration recommends an additional landscape buffer adjacent to the existing multifamily housing and hotel.
    More evergreen trees and shrubs have been added where space permits for additional buffering. We believe that the buffer requirement has been met.

14. When the SDP is complete a building permit will be required. For the permit the applicant must submit:
    - Application fee and form
    - 2 copies of their site plan
    - 2 sets of construction plans
    - Compliance with 5.3 b
    - Certificate of compliance
    - Proof of water and sanitation
    - Soils report
    - Letter E/F
    - Improvement Location Certificate prior to framing

    Traffic Impact Fee
    Understood.

15. Prior to the placement, erection, or construction of any new structures, signs, fences, retaining walls, etc., on this property, all required permits must be obtained from the County.
    Understood

PLANNING ENGINEERING - SITE DEVELOPMENT PLAN COMMENTS
SITE DEVELOPMENT PLAN DOCUMENT

1. Site Development Plan: The applicant needs to be aware that prior to the issuance of a building permit, site development plan approval is required. See ZR Section 1.I. for more detail on the requirements for this process.
   Understood.

2. Public Streets/Roads, Right of Way Dedication: Right-of-way dedication is required for adjoining, internal and connecting public streets/roads in accordance with the following table: (LDR 15.A.1.a) (***Table not included with this Response letter).***

   a. Adjoining Right-of-Way: This project adjoins Shaffer Parkway. Shaffer Parkway is classified as a Collector street on the Major Thoroughfare Plan. Dedication of right-of-way will be required adjoining the subject property measured 50 feet on either side from the centerline of the street/road if not previously dedicated. The centerline of the existing

street/road and proposed right-of-way or the boundaries and recording information of previously dedicated right-of-way shall be shown. (LDR Section 15.A.1.a(1) and LDR Section 15.A.1.a(4))

The Site is in conformance with this section of LDR and no additional Right-of-Way dedication is required. According to the classification presented in the LDR Section 15.A.1.a(4)) and the standard template Temp 4 (Collector Road with detached sidewalk) of the Roadway Design & Construction Manual, the required ROW width is 37 feet, with half width being 18.5 feet. The half width of Shaffer Parkway is 28 feet as measured from Center Line to the Property Line located at the back of the curb. Additionally, the existing 5 feet wide sign and maintenance easement as well as 8 feet wide utility easement have been previously dedicated. Please refer to Site Plan of SDP and CD sets for dimensions of the right-of-way and the easements.

b. Adjoining Right-of-Way: This project adjoins Shaffer Place. Shaffer Place is a local street. Dedication of right-of-way will be required adjoining the subject property measured 25 feet on either side from the centerline of the street/road if not previously dedicated. The centerline of the existing street/road and proposed right-of-way or the boundaries and recording information of previously dedicated right-of-way shall be shown. (LDR Section 15.A.1.a(1) and LDR Section 15.A.1.a(4))

The Site is in conformance with this section of the LDR and no additional Right-of-Way dedication is required. According to the classification presented in the LDR Section 15.A.1.a(4)) and the standard template Temp 5 (Local Road with detached sidewalk) of the Roadway Design & Construction Manual, the required ROW width is 50 feet, with half width being 25 feet. The half width of Shaffer Place is 30 feet as measured from Center Line to the Property Line located at the back of the sidewalk. Additionally, the existing 5 feet wide sign and maintenance easement as well as 8 feet wide utility easement have been previously dedicated. Please refer to Site Plan of SDP and CD sets for dimensions of the right of way and the easements.

c. Additional Right-of-Way: Additional right-of-way may be required for acceleration/deceleration lanes and for left-turn lane improvements, roundabouts, interchanges, medians or any other improvements required by the Land Development Regulation LDR Section 15.A.1.a(4).

We believe no right-of-way dedication is required for this project

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).

The emergency access easement has been marked on the plans. Please refer to sheet 7 (Access Easement Plan) of the SDP.

4. 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 obstructions to maintenance access (Section 3.3.9 of the Jefferson County Storm Drainage Design and Technical Criteria). Easements shall be dedicated according to the following: ***(table not included in this response letter)***

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).

Easements are shown on the grading and storm sewer plans for all facilities and will be dedicated under separate document. We propose that this be done when the plans are technically approved (so that the legal descriptions and sketch plans will not further change).

5. Landscaped Strips: A landscaped strip shall be preserved adjacent to all freeways, arterials and collector streets in accordance with the following: (ZR Section 15.F.1.a)

Street Classification	Landscaped Strip Width	Street Name
Freeway	30 feet	n/a

Arterial/Parkway	20 feet	n/a
Collector	10 feet	Shaffers Parkway

The minimum width of landscaping provided on site along Shaffer Parkway is 30 feet, including the required sidewalk.

6. Water Quality Pond Easements: Detention and Water Quality ponds for this project is are required to be in separate drainage easement owned and maintained by the homeowner association or special district and dedicated to the county. (LDR Section 14.A.3.d)

A separate easement has been prepared for the water quality ponds. Refer to sheets 2 and 11 for details.

7. Access Permit: Access permits are required for new driveways connecting with Ken Caryl Ave. The permit, which is necessary before construction in the County's right-of-way begins, will be issued by P&Z (303) 271-8700 and is subject to compliance with driveway permit requirements (RM Sections 3.6.6 and 3.6.8.).

This comment does not apply to this Project, inasmuch as the Project is not contiguous with Ken Caryl Avenue.

8. Exhibit "A": A copy of the Exhibit "A" subject to the requirements of LDR Section 33 should be submitted. The Exhibit "A" must also include but is not limited to:
   a. Water and sewer facilities. Note: If the water and sanitation district assure the County in writing that it can guarantee the water and sewer system improvements, the plans do not need to be submitted and the water and sewer facilities do not need to be placed on the Exhibit "A".
   b. Underdrain system
   c. Drainage improvements
   d. Any quantities for rotomilling and asphalt patching necessary to make utility connections. {only for asphalted County maintained roads}

A first draft of the Exhibit A is included with this submittal.

Engineering design standards

Circulation (Horizontal and Vertical Control)

1. Traffic Analysis: Planning Engineering is acceptable to this division. The two access point are acceptable. The access point on Shaffer Parkway will need to show minimum 50 storage length and a 90 foot taper.

The dimensions of the storage and the taper have been added to the plans. Please refer to sheet 21 for details.

2. Private Street Design: Private streets (any access serving more than one lot and non-residential driveways; existing and proposed, interior and exterior to the development) will need to be constructed to meet the requirements of Section 3.6.8.2 of the Roadway Manual. [LDR Section 15 A.1.b.(2)(a), all streets within and adjoining the proposed subdivision, and all streets connecting the proposed subdivision with other county, state or city paved streets shall be paved.] Pursuant to LDR Section 15 A.1.b.(2)(e). The requirements include the following:
   a. Curb and gutters or ditches shall be provided for subdivisions in the plains areas in accordance with LDR Section 15 A.3.

The curb and gutter combinations have been provided for this subdivision, along parking perimeters and roadways. Please refer to sheet 23 in the CD set for the location of spill and catch gutters.

   b. Sidewalks shall be provided for subdivisions in the plains area in accordance with LDR Section 15 A.4.

The required 4 feet wide sidewalks have been provided. The project is in conformance with this section of the LDR.

* Please be aware that most fire truck's turning radii varies from 40 to 50 feet. Please check with the Fire Protection District for the latest design vehicle dimensions and turning radius. In most cases, the minimum 30-foot radius will not

be adequate for fire trucks, trash trucks and moving trucks. Minimum turning radius for trash trucks and moving trucks are available in Exhibit 2-2 in AASHTO: a Policy on Geometric Design of Highways and Streets.

A fire turning diagram was submitted to West Metro Fire Rescue (WMFR) and they approved the plan, per their referral response letter dated June 6, 2013 (which was previously provided to the County).

3. 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%.

   The ADA Parking spaces are shown on the grading plan. The slope information has been added to the CD plans. Please refer to sheets 5-8 of the CD set.

   b. Parking Setbacks: The grading plan shows parking within the 6 foot parking setback. All parking spaces and loading areas shall be placed a minimum of 6 feet from any property line (Section 14.E.1 Zoning Resolution).

   All parking is set back a minimum of six feet from the property line.

   c. Parking Lot Curb and Gutter: Curb and gutter is required for all commercial and industrial parking lots. The concrete curb and gutter shall be placed around the perimeter of the parking lot and around any raised curbs (Section 14.E.8 Zoning Resolution). Please show the curb and gutter on the site plan and grading plan and include a detail of catch and spill curb and gutter on the construction plans.

   The curb and gutter is shown on the plans, including site and grading plans. Please refer to sheet 23 for the location of spill or catch curb. The details are depicted on sheet 9.

   d. Parking Space Delineation: Please include the required signage and surface markings for the ADA parking in the construction plans. See Section 14.E.14 of the Zoning Resolution for the requirements.

   All signage and pavement markings are shown on sheet 4. Please refer to sheet 21 for the pavement markings of the left turn lane in Shaffer Parkway.

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.

   The Erosion Control Plans have been phased into 3 phases: Initial, Interim and Final in accordance with Urban Drainage Standards. Please refer to sheets 25-27 of the CD set.

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).

   An approval letter from the soils engineer is included with this re-submittal. Please refer to the attached letter dated July 8, 2013 from AG Wassenaar.

3. Dipping Bedrock Geologic and Geotechnical Reports: This site is located in the County designated dipping bedrock overlay district. The applicant will need to submit a Geologic and Soils/Geotechnical Report in accordance with Sections 9 and 10, Part II of the LDR, and detailed grading plans, which show overburdened soil or fill at least ten (10) feet thick beneath the anticipated bottom of foundations and the top of the bedrock (Section 53 of the Zoning Resolution).

   The Report was previously submitted. There is a minimum of 10 feet of vertical separation as required. Please refer to the enclosed letter (dated July 8, 2013) from AG Wassenaar.

4. Dipping Bedrock Area Subsurface Groundwater Collection Systems: When below grade finished floors are proposed, the applicant will need to provide subsurface groundwater collection system plans, including designs, maintenance plans, standards and specifications for clean out ports, discharge points, bedding materials, pipe materials and grade (Section19 of the LDR).

There will not be any below grade finished floor areas.

5. Phase III Drainage Report and Plan: A phase III drainage report and plan must be submitted and must address the following to meet all of the requirements in the Jefferson County Storm Drainage Design and Technical Criteria.
   a. The "Regional Detention Study" The report in our files for the area. The Meadow Ranch development does specify a maximum impervious percentage of 80% for detention in this area. The report reflects the proposed impervious area to 65%. The on-site water not provided with the Meadow Ranch Regional Report is acceptable to this department.
      We acknowledge the acceptance of the impervious area for this project.

   b. Parking lot Water Quality Requirements: Section 13.3.2 of the Storm Drainage Design and Technical Criteria requires that a step one Best Management Practice be provided for all parking lots. That will need to be added into the plans and the design calculations added into the drainage report. The regulation is outlined below. "Direct stormwater from parking lot(s) into an infiltration and/or water quality BMP prior to conveyance to the stormwater detention and water quality pond".
      Per our meeting on June 19th with County Engineering staff, we understand that this requirement will not apply to this Project.

   c. Retaining walls are permitted in detention ponds below the 100-year water surface elevation as long as all of the following requirements are met.
      We note that we do not have any detention ponds on this project, although there are water quality ponds which are more than 50% surrounded by walls.

      - The retaining wall must be made of large blocks (one-ton weight per block or heavier) or monolithic pour concrete.
        An engineered design of the walls will be submitted to the County for approval and permits.

      - The retaining wall must not exceed 50% of the detention pond perimeter for residential use.
        We have included documentation requesting a waiver of this requirement. We note that:
        1. ***The ponds are water quality ponds, not detention ponds***
        2. ***The project is not technically a residential project inasmuch as it is a for-rent apartment community under one ownership.***

      - Safety improvements are provided as required by Planning and Zoning. Examples include but are not limited to fencing and guardrails.
        We have noted safety improvements in our waiver request letter and also on the landscaping and site plan.

   d. The Phase III Drainage Report for this development of this site must address Shaffer Parkway street and inlet capacity calculations with a new study for this development. Please include street and inlet capacity calculations for this project in accordance with Section 8, 9 and 10 of the Jefferson County Storm Drainage Design and Technical Criteria.
      The street ponding analysis and inlet capacity calculations in accordance with the County Standards are included in Appendix C of the Drainage Report. The street analysis has not been provided for Shaffer Parkway, because the entire flow for the 100 year storm has been designed to be safely captured and released into the existing system. Therefore no ponding resulting from the development is anticipated in Shaffer Parkway.

6. Drainage Off-site: It must be demonstrated that the detention pond outfall has a means of draining into an existing drainageway or storm sewer system. In addition, the capacity of the drainageway or storm sewer shall be verified.
   The proposed flows from the Site are less than what was originally assumed and calculated in the KCBCDR. Please refer to the Drainage Report, pages 7 and 12 as well as Appendixes B and E.
   There are two tie-in points, Inlet Ex- R 15 located in Shaffer Parkway as well Ex R-5 located in Shaffer Place. The Pond 1 and Pond 2 outlet structure discharges into the existing inlet in Shaffer Parkway and the Pond outlet structure discharges into the existing inlet in Shaffer Parkway. The drainage pattern is in accordance with the Master Drainage Study. Please see sheets 10-17 for details. The detail of the tie in to the existing inlets will be provided.

7. Drainage Off-site: The County requires that the flow released from the site be channeled (pipe or swale) to an existing

drainageway or storm sewer (Section 16.E.11.a of the ZR). If the land(s) between the site and the drainageway or storm sewer is not owned by the applicant, the applicant will need to acquire an easement from the land owner(s) to accommodate the altered discharge of storm drainage flow on adjoining land(s). The easement(s) provides the right to construct and maintain the drainage swale or pipe and associated drainage improvements as required by (Section 3.3.9 of the Storm Drainage Manual This requirement cannot be deleted or waived by the County. It is essential, that the applicant be aware of this requirement and be able with some certainty to comply with the County's requirement to obtain the necessary rights from other property owners as discussed above.

All flows from the site are collected and safely channeled into the existing public system except for the negligible undetained Area 4, with the major event flows less than 0.5 cfs. Therefore no additional easements are necessary for this project.

Fire Protection

1. Fire Hydrants (Section 24, LDR):
   a. Fire Hydrants: Fire hydrants shall be provided when a water distribution system will serve the proposed development (LDR Section 24.A.1.).

      The hydrants will be provided in accordance with West Metro Fire requirements.

   b. Fire Department Access: All streets and roads, including emergency access, shall be designed and constructed according to Section 3.1 of the County Roadway Design and Construction Manual (LDR Section 24 A.3.a).

      Fire Department Access Roads are in accordance with the County Roadway Design and Construction Manual (LDR Section 24 A.3.a).

Landscaping

Shading and Icing: Coniferous plants and/or solid fencing on the south side of streets shade the pavement from solar exposure. The shading substantially increase snow and ice accumulation during winter storms and slows melting afterwards. This preventable condition can create unsafe traffic conditions and cause maintenance problems, both during and after a storm. The Landscape Plans will need to eliminate shading of the streets or at least reduce the amount of shading to an acceptable level.

We do not have plantings or fences along the south side of any public street.

Additional Requirements

1. Complete redlines shown on the attached Red-marked Print #1 site development plan, construction plans, and Phase III Drainage Report.

   All comments have been addressed.

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.

   The Project will be owned by one entity and managed either by or under contract by the same entity. That is the organization which will own all buildings and all facilities within this Project, including private streets, drainage facilities and common areas.

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.

   Understood.

HIGHWAYS AND TRANSPORATION

1. The traffic impact study is adequate. The existing roadway capacity and the addition of several street and intersection improvements, outlined in the traffic study, can accommodate the projected traffic.

   Understood.

2. Construction plans need to show dimensions of left-turn bay-needs to be minimum 50' of storage plus 90' taper.

   The plans have been revised accordingly.

3. Plans show elimination of an existing catch basin in the median modification area. Need to determine how drainage/flow in the intersection will be accommodated without this inlet.
   The inlet at the Shaffer Parkway intersection is located at the roadway crown, approximately 100 feet from the high point of the street. The flow from the crown is directed towards the gutters along the edge of the street. As discussed in the meeting with the County engineering staff, it was agreed that the elimination of the existing catch inlet will not have a negative impact in this area of the street..

4. Need to add an object marker to the nose of the left turn median and a Keep Right sign on the downstream median- MAD
   This has been done.

5. Make sure the existing sidewalk is adequate for this roadway with new ped ramps. The area along Shaffer Place looks pretty rugged.
   The plans have been revised to show replacement of the sidewalks where our field investigation indicated it was needed.

ADDRESSING

Addressing offers the following comments on this proposal:

1. The purpose of this Site Development Plan is to allow for a 250 unit multi-family complex.
   This is correct.

2. Addressing has named the interior street as South Alkire Circle. A redmark copy is attached to show the street names. Please label the street as shown.
   We have labeled the interior street "West Ken Caryl Circle" as required by Addressing on July 8.

3. The determination of addresses for each building and the street may change as we move ahead with this project.
   Understood.

4. Final addresses will not be available until the SDP has been approved and recorded.
   We have received the addresses that were assigned early.

PUBLIC HEALTH

Jefferson County Public Health (JCPH) has no concerns with the site development of this property with the condition that land is not being dedicated to the county through this process.

This Department provided comments dated June 11, 2008, June 12, 2009, April 18, 2012, and July 3, 2012 regarding the previous rezoning of this property and a pre-application review on January 9, 2013. We have reviewed the documents submitted by the applicant for this site development process and have the following comments:
The applicant must submit the following documents or take the following actions prior to a ruling on the proposed site development of this property. NOTE: Items marked with a "√" indicate that the document or action has been completed and approved based on this Department's review.

SITE DEVELOPMENT REQUIREMENTS:

√	Date Submitted	Required Documentation/Actions	Refer to Sections
√	6-3-2013	Submit a letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the County Zoning Resolution and Land Development Regulation (LDR) Section 21 and 22.	Water/Wastewater

No response necessary- the required item is shown to have been received by Public Health.

WATER/WASTEWATER (LAND DEVELOPMENT REGULATION (LDR) 21 & 22)

The Ken Caryl Water and Sanitation District will provide the water and sewer services for the proposed development according to the completed Jefferson County Public Health Certificate of Water and Sewer Availability document dated February 27, 2013.
Landscaping plans should include appropriate water conservation measures.
Noted. Norris Design is a strong advocate for water conservation. The plant list includes many xeric plants that will make up most of the planting, and sod has been limited to only a few key areas.

ENVIRONMENTAL SITE ASSESSMENT (LDR 30)

Doug Reed from Fine Line Consulting, Inc, and Alan Tiefenbach, Jefferson County Case Manager, informed JCPH on June 3, 2013 and June 4, 2013 that land would not be dedicated to the County. Therefore, an "environmental assessment" (as defined in LDR- Definitions) is not required. If this should change, an Environmental Questionnaire and Disclosure statement must be completed by the applicant in accordance with the LDR Section 30.
Understood.

ACTIVE LIVING
This Department supports layouts providing parks, bicycling and pedestrian amenities that are well-designed and integrated into the development to promote public health, in particular, reducing vehicle emissions and encouraging regular exercise. For this reason we would recommend the consideration of the following additional design elements to this project:

- Provide sidewalk connectivity from the development to the surrounding businesses.
- Create a pocket park(s) with park amenities in the central portion of this property.
- Consider providing a continuous sidewalk system throughout the development in order to encourage greater use for improved health.
- Construct wide enough sidewalks (minimum of 5-6 feet) to allow for two people to walk comfortably abreast.
- Provide for safe pedestrian crossings, such as sidewalk flares and raised crossings, at all roadway intersections, especially across Shaffer Parkway and Shaffer Place.
- Verify that there are safe routes for pedestrians to access all of the buildings surrounding Ken-Caryl Towne Center.
- Provide bicycle lanes on the roadways to facilitate an alternative mode of transportation and physical exercise.
- Provide bicycle parking for the future residents of this complex.
- Construct traffic calming designs in roadways throughout the development, and;
- Provide a landscape buffer between roadways and sidewalks wherever feasible to assist with preventing negative effects of water quality. This will also create a safer environment for pedestrians and motorists.

Design elements such as these can promote public health by fostering a sense of community and enhance the well being of the residents of this development.
We support the above recommendations and have carefully considered their applicability for our Project. Many, but not all, of the above recommendations have been implemented.

AIR
A fugitive dust permit is not required for the development of this site. However, the developer must use sufficient control measures and have a dust control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State. JCPH can provide dust control plan forms to the applicant upon request.
A dust control plan will be implemented prior to any demolition, land clearing or other construction activities on this Project.

RADON
It is highly recommended to design all new dwelling units in Jefferson County with radon resistant construction according to the Environmental Protection Agencies Model Standards and Techniques for Control of Radon in New Residential Buildings, March 1994.
All dwelling units will be constructed in accordance with radon-resistant construction.

NOISE

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate that maximum residential noise levels must comply with the following 25 feet from the property line:

- 55dB(A) between 7:00 a.m. and 7:00 p.m.
- 50dB(A) at all other times.

Understood.