

February 18, 2022

Antonio Benton II
Planner I
City of Aurora – Planning Division
15151 E. Alameda Parkway
Aurora, Colorado 80012

**RE: Aurora Cross Docking at Jasper Park – Site Plan
Response to Initial Submission Review
Application No.: DA-2293-00
Case No.: 2021-6053-00
Haeger File No.: 21-150**

Dear Mr. Benton,

Haeger Engineering (“Haeger”) is in receipt of the review comments, dated 02/02/2022. Our office and project other consultants have revised the submittal materials accordingly per the comments. Please find enclosed the following items for your review:

- Revised Engineering Plans, dated 02/18/2022 - digital

A written disposition to all comments is included below. The original review comments are shown in *italics*, with our responses to each comment in **bold** text. Responses are provided by Paul Lipski (Haeger Engineering), Todd Heirls (Arcwest Architects), Monika Krapichler (Henry Design Group), and / or Mark Clark (MC+ Engineering).

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS (Comments Addressed Below)

- *Address the Repeat Comments. (Planning)*
- *Revise building elevations and provide updated Letter of Introduction. (Planning)*
- *Landscape comments will be provided in the next review period. (Landscaping)*
- *The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.*
- *Proposed gate must be located 35’ from adjacent street flowline. (Traffic)*
- *Access to pond should be from private property and not a public street. (Aurora Water)*
- *The fire lane easement needs to be revised to meet the minimum fire lane easement turning radius. (Life Safety)*
- *Fence/gates need to be covered by a License Agreement. (Real Property)*

PLANNING DEPARTMENT COMMENTS

1. *Planning Issues (Antonio Benton / 303-739-7209 / abenton@auroragov.org / Comments in teal)*

1A. *(Repeat Comment) If adjustments to the Unified Development Code are being requested, they must be included in the letter of introduction. A hardship must be included and mitigating measures should be provided to offset the adjustment requests. Review the Criteria of approval for major adjustments in Section 146-5.4.4.D. Please address all the criteria for approval in the updated Letter of Introduction.*

Answer: Letter of Introduction has been modified and is part of this submittal

1B. *(Repeat Comment) The front setback along 33rd Avenue should be 20 feet in addition to the landscape buffer requirements. The setback requirement is measured from the property line. Revise site plan to meet this standard. Indicate on the site plan that you are meeting this requirement along with the 20-foot setback from Helena Street. The total setback including the buffer is 30 feet. The 10-foot landscape buffer cannot be apart of the 20-foot setback.*

Answer: This comment has been resolved through follow up discussion and confirmation that requirements are coincident and not additive.

1C. *The South Elevation facing 33rd Avenue is considering a primary façade as it is fronting 33rd Avenue. The current elevations treat this as the back of the building. Revise the elevations to meet the character elements for a primary façade along 33rd Avenue.*

Answer: Building Elevations have been modified to incorporate the requirements of a Primary Façade facing 33rd Avenue

2. *Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)*

2A. *Landscape comments will be provided in the next review period.*

Answer: Understood

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. *Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)*

Sheet 1:

3A. *The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.*

Answer: Noted, as reminder we submitted the Drainage Report with our 1st submittal and recognize that review will part of the CD (Civil Design) proceedings.

3B. *Please remove stamps, the site plan is not required to be stamped.*

Answer: Completed.

Sheet 2:

3C. *Please provide street sections as were previously provided, just do not include the pavement details. All streets should meet a local type 3 standard.*

Answer: We added back the cross sections sheet as C 5.0 with Type 3 street standards.

3D. *Please show a directional ADA ramp facing west at the corner of 33rd place/Helena and 33rd Ave/Helena.*

Answer: As requested all ADA ramps were added on sheet C 2.0 with noted descriptions in the legend.

3E. *Per the pre-app notes, receiving ramps shall be provided across the street at any stop or yield controlled intersection.*

Answer: Receiving ADA ramps were added as requested on sheet C 2.0

3F. *It is unclear if there is a minimum of 0.5' between the back of walk and the ROW. If there is not, please provide a sidewalk easement.*

Answer: Additional notation of sidewalk location being 0.5' from the ROW on all surrounding streets were added on sheet C 2.0

3G. *The public improvements listed as part of the pre-app notes (and per code) are required with every development. The half streets sections for all 4 adjacent streets shall be completed to meet local type 3 street sections. The public improvements are required to be constructed and accepted prior to issuance of TCO/CO.*

Answer: All proposed ½ street improvements have been revised to meet type 3 street sections, see all revised engineering plans.

3H. *Please clarify what this means. Is it proposed asphalt?*

Answer: The public streets paving is being proposed to be asphalt, see sheet C 2.0 Legend P-9 description.

3I. *Please include the dimension of the proposed crossspan, typical.*

Answer: All crossspan dimension was added on sheet C 2.0

3J. *Please show the required minimum radii for fire lane easements.*

Answer: Radii fire lane easement was added to sheet C 2.0

3K. *Revise the curb ramp at Jasper Street/33rd Place to face north.*

Answer: Curb ramp was revised as requested.

3L. *The ROW in this location does not curve. The street section should match the ROW alignment. If the road is transitioning to meet the existing road, then the tapers shall meet the requirements in the roadway manual.*

Answer: Based on our additional 02/09/22 email correspondence we changed the configuration of proposed sidewalk to follow the Jasper St West ROW line and provided taper length dimensions meeting Roadway Manual, section 4.05.11

Sheet 3:

3M. *Add a note indicating if the storm sewer system is public or private and who will maintain it.*

Answer: A note, indicating the City of Aurora ownership and maintenance of storm sewer and watermain systems within public ROW was added on sheet C 3.0

Sheet 4:

3N. *Add a note indicating if the storm sewer system is public or private and who will maintain it.*

Answer: A note was added on sheet C 3.0 (see above)

3O. *Please label existing drainage facilities.*

Answer: There is no existing drainage facilities on site, all existing utilities are labeled on sheet C 3.0

3P. *Maintenance access is required to the top of the outlet structure outside of the bottom of the pond. The outlet structure must still be accessible if there is water in the bottom of the pond. The maintenance access shall also be achieved from within the site, not from the ROW.*

Answer: Access to the pond and storm water outfall structure was revised to be from the subject property.

3Q. Please clarify what HWL and NWL mean on this sheet. If one is the 100-yr WSEL, please label it as such. 3R. Please label what this is. If it is a swale, it is not clear how it would work in the configuration shown here. 3S. Show underground storm sewer on this sheet.

Answer: Proposed Pond 100 yr. HWL and NWL were labeled as requested, other items in question are labeled with descriptions in legend on sheet C 2.0

3T. Please label the pond structures.

Answer: All storm structures and storm sewer routing are shown on sheet C 3.0 with legend reference.

3U. Please show a slope label or a note indicating that the maximum slope in the ADA spaces is 2% in any direction. 3V. Are these swales? The minimum slope in swales is 2%.

Answer: All proposed slopes on the parking lot and handicap ramps are labeled and are meeting City of Aurora requirements.

3W. Minimum 1% slope on asphalt

Answer: Noted,

Sheet 5:

3X. Shift the tree further out from the 100-yr WSEL.

Answer: Completed on sheet L 1.0

Sheet 11:

3Y. There are proposed streetlights as well. Please show the streetlights and specify the pole height and light type per the draft 2018 lighting standards. Please contact me if you need copies of the draft standards.

Answer: Proposed public street type 3 lights location (6 ea.), type and pole height were added as on sheet C 2.0.

4. [Traffic Engineering \(Kyle Morris / 303-739-2668 / kdmorris@auroragov.org / Comments in amber\)](#)

4A. Address all redline comments on the site plan.

Answer: Completed on sheet C2.0

4B. Add street name signs as well.

Answer: Street name will be placed on the proposed street lights which are located at each corner of all 4 street intersections.

4C. Provide stop signs with street name signs. Remove existing yield signs.

Answer: Completed on sheet C 2.0

4D. *Proposed gate must be located 35' from adjacent street flowline. Provide dimension from flowline to gate.*

Answer: The planned site circulation is a one-way traffic pattern with ingress traffic to the site from 33rd place and egress traffic to Jasper Street. There will be no adverse impact on traffic with-in Jasper Street. The Jasper Street gate will have access control that will allow remote opening for emergency vehicles as required by the Fire Department. This pattern and the remote operation were discussed with Mike Dean of the Fire Department regarding this access gate and was reported as an acceptable location and operation. Dimension from the flow line to the gates were added on sheet C2.0

4E. *TLS, DFG, and CHA are proposed within sight triangles but exceed the maximum height. Revise these plant species where located within sight triangles.*

Answer: Revised on sheets L1.0 and L1.1

5. *Utilities/Aurora Water (Ryan Tigera / 303-653-6846/ rtigera@auroragov.org / Comments in red)*

5A. *This is a manhole symbol labeled as an inlet. Please confirm.*

Answer: Corrected on sheet C 3.0

5B. *Access to pond should be from private property and not a public street. Please confirm with your Public Works reviewer.*

Answer: Please see above response to comment 3P.

5C. *Inlets downstream of pond are collecting and discharging runoff without the use of water quality and detention. This is a variance that should be listed in the drainage report. Please include calculations on how much square footage and run off is not treated.*

Answer: All above listed items will be included in the drainage report as part of CD proceedings, for the information it is our opinion that as planned street pavement drainage will address storm water quality and detention.

5D. *Ensure five foot of horizontal separation between inlet, meter, fire line and hydrant at time of civil plan submittal. 5E. Roadway edge drain appears to have a conflict with the meter pit and hydrant. Please address.*

Answer: Proposed location of water service connection to the building was changed to avoid any potential conflict with street storm sewer systems.

5F. *Fireline valve to be located near point of connection.*

Answer: Completed, fire line valve was moved near point of connection to watermain.

5G. *Show all utility conflicts in profile at time of civil plan submittal. (Typical all conflicts)*

Answer: Noted, it will be provided as part of CD submittal.

5H. *Coordinate effort with proposed water main extension with 15650 E 33rd Ave. If this line is not installed, extension of water main to Jasper is required for CO. Please put this as note on the utility plan.*

Answer: Note was added on utility plan, sheet C 3.0

5I. *Water mains are located in two different pressure zones. Please call out a check valve to isolate the zones.*

Answer: Installation of check pressure valve is planned as part of watermain extension along 33rd. Avenue.

5J. *Water main alignment does not match utility sheet.*

Answer: Corrected on sheet C 3.0

6. *Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)*

Sheet 1

6A. *Adjust the candela to meet a 1ft candela along the accessible rout.*

Answer: Completed on the Photometric Plan, sheet PH 1.0

Sheet 2

6B. *The fire lane easement needs to be revised to meet the minimum fire lane easement turning radius.*

Answer: Fire lane easement limits has been revised as requested.

6C. *Show the Knox Box at the front main entrance.*

Answer: Knox Box was added at the main entrance gates as requested.

Sheet 3

6D. *Show the FDC sign at the FDC's location.*

Answer: FDC sign and location is shown on sheet C3.0

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

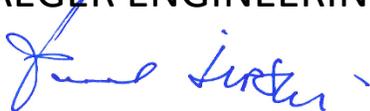
7A. *There are gate/fences being shown on the site plan. These fence/gates need to be covered by a License Agreement. Contact Grace Gray at ggray@auroragov.org to start the License Agreement processes*

Answer: Noted, after property ownership transfer this process will be initiated.

This concludes our resubmittal. Should you require further information or have any questions, please do not hesitate to give us a call.

Sincerely,

HAEGER ENGINEERING, LLC



Paul Lipski
Associate

c/c Ashley Zinger, Aurora Cross Docking w/encl.
Vlad Vareldzhayan, Aurora Cross Docking w/encl.
Todd Heirls, ARCWEST Architects w/encl.
Monika Krapichler, Henry Design Group w/encl.