

Tuesday, July 31, 2018

Porter Ingrum  
City of Aurora  
Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012  
(Email) [pingrum@auroragov.org](mailto:pingrum@auroragov.org)

Re: Majestic Commercenter Building 20  
Minor Amendment: Case Number 1999-6014-03

Dear Mr. Ingrum,

We have reviewed the Minor Amendment Review Comments dated 06.22.18 and provide the following responses to the items.

## **City of Aurora Minor Amendment Review Comments**

### **A. Landscaping**

W. David Barrett, 303-739-7133, [wbarrett@auroragov.org](mailto:wbarrett@auroragov.org)

- The parking lot needs to show the maximum number of spaces at 15. A landscape island containing a tree and understory treatment is required. All dead trees and shrubs need to be replaced.

### **B. Life Safety**

John J. Van Essen, 303-739-7489, [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org)

- Please see Marked-Up (In Blue) Site Plan for Specific Comments. Thank You!

#### **Sheet A-2:**

- Please clarify the north/east side 23' Fire Lane Easement.

Response: E 35<sup>th</sup> Drive did not exist at the time the easements were platted and now the easements are within the landscape setback. During the pre-app meeting in august of 2017, Mike Dean (Fire/Life Safety Supervisor) recommended the vacated and relocated Fire Lane Easements as shown on the Site Amendment. The proposed alignment of the Fire Lane Easement will be dedicated via separate document once the Fire Lane/Utility Easement has been vacated by the replat.

- Please label 23' Fire Lane Easement in Key Notes.

Response: Please see Sheet A-2 for updated Key Notes.

- Please add "Manual" to Key Note 4.

Response: Please see Sheet A-2 for updated Key Notes.

- Please Add: "Knox Box with Key" (policy change) to Key Note 4.

Response: Please see Sheet A-2 for updated Key Notes.

- Please add "Electric" to Key Note 5.

Response: Please see Sheet A-2 for updated Key Note.

## Sheet A-3:

- Please add both Gates descriptions and details to this Detail. Please label and include: 1) 35' Automatic Electric Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release. 2) 23' Manual Sliding Gate with Approved Knox Box and Keys.  
Response: Please see revised details that adds both gate descriptions and corresponding apparatuses.
- Please add Note: The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.  
Response: Please see Sheet A-3 for updated Key Note.

## C. Real Property

Darren Akrie, 303-739-7331, [dakrie@auroragov.org](mailto:dakrie@auroragov.org)

- Please see marked-up site plan  
Response: During the pre-app meeting in august of 2017, Mike Dean (Fire/Life Safety Supervisor) recommended the vacated and relocated Fire Lane Easements as shown on the Site Amendment. The proposed alignment of the Fire Lane Easements will be dedicated via separate document once the Fire Lane/Utility Easement has been vacated by the replat.

Response: Please see Sheet A-1 for updated Site Plan Notes.

Response: A Master License Agreement is currently being processed under separate submittal.

## D. Engineering

Kristin Tanabe, 303-739-7306, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)

- Please see marked-up site plan.  
Response: A drainage letter was provided as part of this resubmittal.
- Response: Key Note #11 is indicating a new connection between the existing parking lot and the proposed parking lot.
- Response: Please see new sheets C1-C4 for the grading for the new parking and storage areas.
- Response: Curb return radius, directional ramps, and existing sidewalks have been added to Sheet A2.

## E. Forestry

Rebecca Lamphear, 303-739-7177, [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org)

- There will be many trees impacted by redevelopment of this site, some of which are too small to require tree mitigation. Below is the list of those trees that will require mitigation. Due to the location and species of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Community Tree Fund.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

Also, please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

Sheet 5, the landscape plan indicates only 24 trees will be removed I have a total of 30 trees that are present and marked on the plan. Please confirm total number of trees removed.

The caliper inches that will be lost are 120", but only 36" would be required for planting back onto the site. The mitigation value is \$4,490.00.

Response:

- Labeled all the existing trees (per the mitigation chart below)
- Removed all the transplanted trees and replaced with mitigation payment.
- Updated the charts to meet the minimum requirements (see updated counts - added 4 trees on the north to meet the total and per the previous submittal we still have no trees or shrubs on the east side due to property line and lack of planting area)
- Added the tree mitigation chart with costs
- Added the tree protection details

Tree #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Hawthorn	11	\$966.72		3
2	Hawthorn	12	\$932.23		4
3	Austrian Pine	4	\$156.04		2
4	Austrian Pine	6	\$139.93		1
5	Austrian Pine	3		<4 no mitigation required	
6	Austrian Pine	4	\$62.41		1

# GREY WOLF ARCHITECTURE

7	Austrian Pine	2		<4 no mitigation required	
8	Austrian Pine	4	\$62.41		1
9	Austrian Pine	5	\$243.24		3
10	Austrian Pine	4	\$62.41		1
11	Austrian Pine	4	\$156.04		2
12	Hawthorn	3		<4 no mitigation required	
13	Hawthorn	4	\$166.44		2
14	Hawthorn	4	\$166.44		2
15	Austrian Pine	3		<4 no mitigation required	
16	Pinon Pine	2		<4 no mitigation required	
17	Colorado blue spruce	4	\$156.04		2
18	Colorado blue spruce	4	\$156.04		2
19	Colorado blue spruce	4	\$156.04		2
20		Tree is gone		Tree is gone	
21	Austrian Pine	5	\$243.24		3
22	Austrian Pine	4	\$62.41		1
23	Austrian Pine	4	\$62.41		1
24	Austrian Pine	4	\$93.62		1
25		Tree is gone		Tree is gone	
26	Pinon Pine	2		<4 no mitigation required	
27	Green Ash	3		<4 no mitigation required	
28	Green Ash	3		<4 no mitigation required	
29	Pinon Pine	2		<4 no mitigation required	
30	Hackberry	6	\$447.79		4

## F. Aurora Water

John Villines, 303-739-7646, [jvilline@auroragov.org](mailto:jvilline@auroragov.org)

- Please see marked-up site plan.

Response: Comment clarified via phone call with John on 07/19/18. Water and sewer service will not be affected with the proposed design. Landscaping revised to removed deep-rooted shrubs from Utility Easement.

## G. Traffic

Brianna Medema, 303-739-7336, [bmedema@auroragov.org](mailto:bmedema@auroragov.org)

- Please see marked-up site plan.

Response: Proposed stop signs have been added to Sheet A2 and indicated with Key Note #33.

Best regards,

Nathaniel Danforth  
Grey Wolf Architecture