



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

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August 9, 2018

Mark Tomko
Tomko Properties
2200 Rifle Street
Aurora, CO 80011

Re: Second Submission Review – Metco Landscape – Site Plan Minor Amendment
Case Number: **2004-6029-01**

Dear Mr. Tomko:

Thank you for your second submission, which we started to process on Thursday, July 26, 2018. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Thursday, August 23, 2018.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7209 or at eobrien@auroragov.org.

Sincerely,

Elizabeth O'Brien, Planner
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Nick Dire, Curb Appeal Denver/ Metco Landscape, 2200 Rifle Street, Aurora, CO 80011
Susan Barkman, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$MA\2004-6029-01rev1.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see section 6 of this review letter for various revisions to be made to the Site Plan. – Life Safety
- Please see comments in section 9 regarding the provision of dimensions and labels, as well as drainage requirements. – Civil Engineering
- Please add sight triangles and other various notes on site plan sheets. – Traffic
- Please resolve outstanding issues from the first review, as well as minor issues with this review. – Planning

PLANNING DEPARTMENT COMMENTS

Elizabeth O'Brien / eobrien@auroragov.org / (303) 739 – 7209 / See comments in teal

1. Completeness and Clarity of the Application

Please see comments below that were included in this first review letter, but not fully addressed with this submission:

- Please delete “Sidewalks and Patios” from the Data Block.
- Please delete “Present” from “Present Zoning Classification” in the Data Block.
- Please label abutting zone districts, adjacent lot lines and adjacent plat information.
- Make the property line on the landscape plan more distinct.
- Remain consistent with font uses.
- Please show and label the accessible route to the building from the Public Way through the gate.
 - Need to label and show an accessible gate for employees and the public. Please explain in detail how this gate will work.

2. Fences and Gates

- Please include a cross section showing the proposed pedestrian gate with proposed materials and colors.
- Please explain how this pedestrian gate will be accessed by pedestrians.

3. Site Plan Technical Details

Cover Sheet (2005 Sheet Set)

- Please add reference to updated data block on the new Site Plan. "Updated data block on amended page 1". Also add a delta 2 and cloud boxed around text to indicate amendment.
- Please add the previous amendment date to the Amendment Block before adding this reference to the most recent amendment.
- Please number original pages sequentially. New sheets at the end of this packet can follow this numbering or start with "Amended Sheet 1".

Sheet 2 (2005 Sheet Set)

- Please revise added note “7” to read “17” in order to maintain sequential ordering.
- Number added notes “The Developer...” And “Emergency Responder...” to “18” and “19”, respectively.

Sheet 7 (2005 Sheet Set)

- Add the following text to this note: "Additional trash enclosure to be added to "Lot 1, Block 1, Tower Center Partners, Subdivision Filing No.4".

Sheet 10 (2005 Sheet Set)

- Please amend these notes to match the amended notes on page 2 of the original Site Plan.

Sheet 1 (New Sheet Set)

- Per the first review, please add abutting zone districts, adjacent lot lines and adjacent plat information.
- Per the first review, please delete “Sidewalks and Patios” from the Data Block.



- Per the first review, please delete “Present” from “Present Zoning Classification” in the Data Black.
- The shading for the proposed recycled asphalt pavement area is too dark. No shading is necessary since the material type has been listed and included in the legend.
- Please add the following note: "Light fixtures and trash enclosures to match existing."
- Please add "Amendment" to the end of the title for all new sheets.

Sheet 4 (New Sheet Set)

- What do the numbers provided on the elevation set refer to?
- What do the letters refer to?
- Please move this detail to the details sheet for the original site plan. Red line cloud and delta 2 should also be included.
- Please include colors and materials proposed for the pedestrian gate.

Sheet 5 (New Sheet Set)

- Please add this to the original details sheet with delta 2 and cloud lines.
- This is unnecessary information for this sheet.

Sheet 6 (New Sheet Set)

- Per the first review, make the property line more distinct.

4. Landscape Design Issues

W. David Barrett / wbarrett@auroragov.org / (303-739-7133 / PDF comments in teal.

No additional comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Building Department and Life Safety

Life Safety (John J. Van Essen, Plan Examiner III / (303) 739-7489/ jvanesse@auroragov.org) / see comments in blue

Site Plan Comments

Sheet 2 (2005 Sheet Set)

- Please revise Note 4 – Add: “The City of Aurora enforces handicapped accessibility requirements based on the 2015 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117-2009.” and Delete: “The Accessible exterior routes shall comply with UBC Chapter 11, Appendix 11, and CABC/ANSI 117.1.”
- Please revise Note 8 – Add: “the Aurora City Code of Ordinance, Chapter 126 – Article VII – Numbering of Buildings.” and Delete: “126-271 and 126-278 of the Aurora City Code.”

Sheet 10 (2005 Sheet Set)

- Please edit Note 4 – Add: “The City of Aurora enforces handicapped accessibility requirements based on the 2015 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117-2009.” and Delete: “The accessible exterior routes shall comply with UDO Chapter 11, Appendix 11, and CABC/ANSI 117.1.”
- Please edit Note 8 - Add “the City of Aurora Code of Ordinance, Chapter 126 – Article VII – Numbering of Buildings.” and Delete: “126-271 and 126-278 of the Aurora City Code.”

Sheet 1 (New Sheet Set)

- Please show and label the existing Fire Hydrant.



- Please explain how the public will be able to access the building through this gate during business hours without any assistance.
- Please relabel 23' Fire Lane Easement
- Please show curb stop and sign.
- Add symbol.
- Add "Van Accessible" to detail description.

Sheet 3 (New Sheet Set)

- Please relabel 24' Fire Lane Easement.

Sheet 5 (New Sheet Set)

- Please relabel 24' Fire Lane Easement.

6. Civil Engineering

Kristen Tanabe/ ktanabe@auroragov.org/ 303-739-7306 / see comments in green

Site Plan Comments

Sheet 1

- Per pre-app notes and previous comments, existing curb ramps need to be updated to current City of Aurora Standards per Standard Detail S9, typical.
- Elements of the detention pond need to be shown on the site plan including outlet structure, maintenance access path, 100-yr water surface elevation, etc.
- Please label/dimension existing sidewalk, typical.

Sheet 2

- Label slopes.
- Add flow direction arrows.
- Elements of the detention pond need to be shown on the site plan including outlet structure, maintenance access path, 100-yr water surface elevation, etc.
- Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
- Add a note indicating if the storm sewer system is public or private and who will maintain it.

Sheet 3

- Please add a note indicating if the storm sewer system is public or private and who will maintain it.
- Elements of the detention pond need to be shown on the site plan including outlet structure, maintenance access path, 100-yr water surface elevation, etc.

Sheet 5

- 23rd Avenue is a local street. SL-1 is the appropriate label and local street standards shall apply.

7. Real Property

Maurice Brooks/ mbrooks@auroragov.org / (303) 739-7294 / comments in pink

Darren Akrie/ dakrie@auroragov.org / (303) 739-7331 / comments in pink

No additional comments at this time.

8. Traffic Engineering

Brianna Medema / 303-739-7336/ bmedema@auroragov.org / see comments in yellow



Site Plan Comments

Sheet 1

- Missing Sight Triangle at this location.
- Correct arrow location.
- Please label Sight Triangles and extend into roadway to ensure that the length is appropriate.

Sheet 6

- Show sight triangles per **COA STD TE-13.1** - on the Landscaping Plan. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. **Add note: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'**

9. Parking

Scott Bauman / 303-739-7302/ sbauman@auroragov.org / see comments in orange

Operational Plan

Sheet 2

- What is facilitating the need to assign/allocate employees to the public streets and not in your own surface parking lot?