

September 30, 2020

Debbie Bickmire  
Senior Planner  
City of Aurora Planning Department  
1515 E, Alameda Parkway, Ste 2300  
Aurora, Colorado 80012

RE: Firestone Building Products at Majestic Commercenter – Minor Site Plan Amendment  
Case No: 2001-6021-03

Enclosed you will find our submittal of the Planning Documents for the above referenced project. Below you will find our responses to the 1<sup>st</sup> round of comments in bold.

*Planning Department Comments*

1. Completeness and Clarity of Application

2A. Revise the amendment block to list the proposed changes. Also include a brief summary of Amendment 3.

2B. Please show the deltas and clouds for Amendment 4 in red.

2C. Revise the zoning from M-1 to I-1.

2D. Add clouds and a Delta 4 to areas being amended.

2E. Relocate labels so underlying information is not obscured.

**Response: Amendment Block updated for Amendment 4 proposed revisions. Comment 2A requests a brief summary of Amendment 3 – we assumed you meant the current Amendment 4 and provided a list of updated sheets for this proposed Amendment on the Cover Sheet. Deltas and Clouds for Amendment 4 are provided in red. Zoning updated to I-1. Labels updated to not conflict with existing/proposed site plan information.**

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

2A. A drainage letter is required for the proposed improvements. Please contact 303-739-7335 to create a DR folder for the letter. A review fee shall be paid to the City prior to acceptance of the letter. The letter should state the approved drainage patterns will not be altered and the imperviousness will not change from the approved drainage study covering this development. The letter shall include calculations for onsite improvements, compare peak flows to the previously approved report, and include any relevant sheets from said report. A drainage plan, sized no larger than 11" x 17", shall be included, as well as a comparison of the proposed drainage plan to the previously approved plan, with the proposed area highlighted. Additional information may be requested from the reviewing engineer to ensure adequate analysis. It will need to be signed and stamped by a Professional Engineer licensed in the State of Colorado. The site plan amendment will not be approved until the preliminary drainage letter is approved.

2B. Add labels for slopes.

**Response: The Drainage Letter along with Revised Civil Plans have been provided to City of Aurora Public Works for their review and approval.**

3. Traffic (Brianna Medema / bmedema@auroragov.org / 303-739-7336 / Comments in amber) 3A. The city standard parking space is 9' x 19'. Please revise the plans accordingly.

**Response: Parking Updated to be 9'x19'.**

4. Aurora Water (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red) 4A. A pocket easement is required for the fire hydrant.

**Response: Proposed 16' UE Pocket Easement has been shown on plans and Easement Dedication Application, along with legal description has been submitted to City of Aurora, Real Property.**

# WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS  
BRANDING | CIVIL ENGINEERING

5. Life/Safety (Will Polk / 303-739-7489 / wpolk@auroragov.org / Comments in blue)
- 5A. Start the release of the fire lane easement and dedication process with Real Property. Show the location of the proposed fire lane easement and include the width of the fire lane.
- 5B. Provide a letter from the Petroleum or Gas Company, on company letter head that reflects their setback requirements from the easement line and the actual underground pipe to the exterior wall of your proposed structures. The setback established by Petroleum or Gas Company must be included on the site plan amendment as part of the General Notes.
- 5C. Revise the Site Data to include "Van Accessible Spaces Required and Provided."
- 5D. Parking spaces shall not encroach into or over the fire lane easement.
- 5E. Revise the handicap ramp and parking detail on Sheet 3.
- 5F. Revise the accessible parking and tow away signage to graphic signage.
- Response: Easement Release and Dedication Applications, along with the legal descriptions have been sent to City of Aurora, Real Property. Letter from Xcel, pipeline easement owner, has provided a letter – see enclosed as well as uploaded to the portal. The Letter states there are no setback requirements for the existing easement. Site Data Block has been updated to include required/proposed Van Accessible Spaces. The Release/Dedication of the said Fire Lane will result in no encroachments resulted from the proposed parking per this amendment. Accessible Parking and Ramp Detail has been updated per the specific site layout. Accessible Parking signage has also been updated to include the tow-away signage.**
6. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)
- 6A. 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.
- Response: Landscape plans have been updated.**
7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / comments in magenta)
- 7A. Start easement release process. Contact Andy Niquette at aniquett@auroragov.org. The site plan amendment will not be approved until the easement release and/dedication are complete.
- 7B. Parking spaces are not permitted to encroach into a fire lane easement. 7C. Dedicate an easement around the fire hydrant by separate document.
- 7D. Add two new notes to General Notes on Sheet 2 of the Site Plan (not included with this review).
- Response: Easement Release and Dedication Applications, along with the legal descriptions have been sent to City of Aurora, Real Property. The requested two (2) additional notes have been added to the Cover Sheet.**

We hope this assists you in your review of the project. We look forward to working with you through the Site Plan process. Should you have any questions please contact me at (303) 689-1526.

Sincerely,

**Ware Malcomb**

Erik A. Morse  
Project Manager

900 South Broadway #320 Denver, CO 80209 P 303.561.3333



**Right of Way & Permits**  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3857**  
Facsimile: 303. 571.3284  
Irving.p.mallo@xcelenergy.com

September 30, 2020

William Polk  
City of Aurora - Public Works Department  
Building Division  
15151 E Alameda Parkway, Suite 2400  
Aurora, Colorado 80012

**Re: 21250 East 36<sup>th</sup> Drive, Minor Amendment**

Mr. Polk:

Public Service Company of Colorado's (PSCo) Right of Way & Permits Department has reviewed the request by Erik Morse, on behalf of the owners of 21250 East 36<sup>th</sup> Drive, Aurora, Colorado, to determine whether PSCo has specific setback requirements related to its 49.50-foot wide gas easement and actual underground gas pipelines. PSCo requests that any permanent building structures or foundations be placed a minimum 10-foot distance from any existing pipelines but PSCo does not have any required setback distances from easement boundary lines. According to the 21250 East 36<sup>th</sup> Drive Minor Amendment plans provided, the proposed improvements adjacent to and within the immediate area of the PSCo easement consist of surface improvements such as roadway and parking areas that do not encroach upon its easement. Subsequently, PSCo has determined that there is no apparent conflict with the proposed Minor Amendment improvements. This determination is applicable only to the above referenced 49.50-foot wide utility easement and does not apply to any other easements dedicated by the plat or easements of record.

PSCo owns and operates existing gas and electric service facilities within the subject utility easement. Owner/developer/contractor agrees to not impair the structural integrity of, interfere with, or endanger said facilities. No construction activities or equipment may enter upon said easement without prior PSCo review and approval. This letter does not waive any rights (as it relates to the utility easement, utility services and facilities) that PSCo may have to remove any Improvements without further notice or compensation to the Owner.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to:

[https://www.xcelenergy.com/start\\_stop\\_transfer/new\\_construction\\_service\\_activation\\_for\\_builders](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)). It is the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

If you have any questions or need additional information, please contact me at [irving.p.mallo@xcelenergy.com](mailto:irving.p.mallo@xcelenergy.com) or (303)571-3857.

Regards,

A handwritten signature in black ink that reads "Irving Mallo". The script is cursive and fluid.

Irving Mallo  
Right of Way and Permits  
Public Service Company of Colorado

Cc: Erik Morse  
Deborah Bickmire