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May 13, 2024

Brandon Cammarata, Senior Planner

City of Aurora Planning Department

15151 E. Alameda Pkwy #2300

Aurora, CO 80012

Re: Second Submission Review – DA-1127-35 – Majestic Commercenter Building No. 29 Parking Lot – Site Plan Amendment and Plat

Application Number: DA-1127-35

Case Numbers: 2015-6012-04; 2019-3058-00

Dear Brandon Cammarata,

Thank you for your review of our second Infrastructure Site Plan and Plat which was submitted on February 7th, 2020. Below you will find our responses to comments in blue that required further discussion. Should you have any questions or comments, please feel free to contact me at 303-561-3333

Sincerely,

Max Newstrom, P.E.

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PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

No comments were received from the public.

WM Response: Thank you for your review.

2. Zoning and Land Use Comments

2A. As a Site Plan Amendment please add "delta" redlines to the site plan of record and add new sheets as appropriate. This process does not require new mylars or new signatures on the site plan cover sheet. Please see redlines on the existing site plan and incorporate those changes on your next submittal.

WM Response: Understood, deltas have been added to all new sheets.

2E. Please have the sidewalk along the truck spaces connect to the rest of the internal sidewalk network.

WM Response: The sidewalk behind the truck parking is intended to provide the driver access to the back of the truck. It is not intended to provide access into the site.

2G. Please add the required landscape to parking islands while retaining the sidewalk connection.

WM Response: Required landscape to the parking islands is now provided.

2F. Show existing or proposed landscaping along the pedestrian areas west of and immediately adjacent to the expansion.

WM Response: Existing and proposed landscaping is now shown.

2G. Clearly show curb-line and sidewalk along Himalaya. Adjacent development is responsible for the sidewalk and curbside landscaping along the street.

WM Response: Curblines and sidewalk along Himalaya is now shown.

3. Landscape Design Issues

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.
Sheet L-9

3A. Turn the fire lane easement hatch off. Leave the easement outline on.

THK Response: Hatch turned off.

3B. There is an existing landscaped parking lot island that is being removed and should be replaced in the adjoining proposed parking lot island. Tree mitigation may be owed depending upon the size and condition of the existing tree that is being removed.

THK Response: Landscape has been provided.

3C. There is a note that was added to the landscape plan indicating that certain beds were existing and complete. Not all the beds are existing and will require landscaping. See additional commentary on the plan.

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THK Response: Landscape has been provided.

3D. The FDP standards call for the curbside landscape (formerly tree lawn) to be a mix of evergreen and deciduous shrubs and ornamental grasses first and turf as an alternative.

THK Response: Turf grass is used per client direction.

3E. The sidewalk line work for Himalaya Street is missing.

THK Response: Now shown as a dashed line.

3F. Double check the hatches that have been turned on/provided. There is overlap of both types of hatches and sizes of hatches.

THK Response: Hatches fixed.

3G. Make sure the scale of the hatch provided and the one in the legend match.

THK Response: Hatch scale adjusted.

3H. The native seed hatch should not overlap the shrub bed.

THK Response: Hatches fixed.

3I. Do not hatch the shrub beds as it makes it too difficult to see the plant material especially for inspection purposes. Just handle the mulch treatment with a note.

THK Response: Hatches removed and note added.

3J. Remove the Total Landscape Requirements Table as it is not necessary.

THK Response: Removed.

3K. Sod or non-water conserving landscape should only be 33% of the total landscape area.

THK Response: Turf grass is used per client direction.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering

Kristin Tanabe / ktanabe@auroragov.org / 303.739.7306

5A. Grading into the ROW is not permitted unless it can be demonstrated that this grading will still allow for the future Himalaya Street to be constructed without a retaining wall in the ROW. Otherwise, construct a retaining wall to catch this grade.

WM Response: Existing contours show a 5' drop into a "bowl" at this location. Himalaya grades will need to be raised from existing to keep consistent slope throughout this section. Approximate future contours are shown marked up on the grading plan sheet for reference. This work is to be completed by others, per separate permit, as discussed with the City on 2/1/2024.

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6. [Life Safety](#)

Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / PDF Comments in Blue. Sheet 4 of 16 / Site Plan

6A. See comment for sign details.

[WM Response: Comments addressed in plan.](#)

6B. See comment for gate detail.

[WM Response: Comments addressed in plan.](#)

6C. See comment for show accessible route. Sheet 11 of 16 / Photometric Plan

[WM Response: Comments addressed in plan.](#)

6D. See comment for show accessible route.

[WM Response: Comments addressed in plan.](#)

6E. No Plat – Comments

[WM Response: Thank you for your review.](#)

7. [Real Property](#)

Darren Akrie / 303-739-7331 / dakrie@auroragov.org

7A. See the red line comments on the plat and site plan.

[WM Response: Comments addressed in plan.](#)

7B. There are off site easements to be dedicated by separate documents, contact Andy Niquette to start the process.

[WM Response: Easement dedication is to be resumed, thank you.](#)

7C. There is a fence/gate crossing the Fire Lane easement. Contact Grace Gray to start the License Agreement for the fence/gate crossing.

[WM Response: Understood, license agreement will be put together and submitted following any additional site plan changes caused by potential future comments.](#)

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7D. Make sure all the easements from the plat are shown and labeled the same.

WM Response: Easements from plat are shown and labeled the same.

7E. Send in the State Monument records for the aliquot corners use therein.

WM Response: State monuments records to be submitted.

7F. Send in the updated Title Commitment.

WM Response: Updated title commitment to be provided.

7G. Send in the closure sheet for the description.

WM Response: Closure sheet included in submittal.

8. Aurora Water

Ryan Tigera/ 303-326-8867 / rtigera@auroragov.org

8A. Easement required for fire hydrant outside the ROW.

WM Response: Easement is now provided.

9. Storm Drain Fees

Diana Porter / dporter@auroragov.org /

9A. Storm drain fees may be required with the new plat.

WM Response: Understood, thank you.

10. Traffic

Brianna Medema / 303-739-7336 / bmedema@auroragov.org

10A. As indicated in previous comments, a sidewalk connection E/W is requested (in addition to the required landscaped island). This appears to be the appropriate location. Page 4

WM Response: Sidewalk was not added in this location due to client request. There is a drainage pan that is best utilized at this location and there is no sidewalk to connect to north of this proposed location. Please let us know if you would like to discuss options that better fit this site, thank you for your flexibility.

10B. This is not the standard crosswalk striping. See COA TE details. OK if non-standard crossing is proposed, but utilize retro-reflective material to increase visibility & safety for crossing pedestrians. Page 4

WM Response: Retro-reflective material is now called out and added to plans.

10C. See previous comments. Traffic Engineering supports a pedestrian connection in this area. Page 7

WM Response: No pedestrian connection is being proposed.

10D. "Sight" page 7

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WM Response: Spelling updated accordingly.

11.Xcel

Donna George / 303-571-3306 / donna.l.george@xcelenergy.com

11A. See attached Letter regarding plan review and license agreements..

WM Response: Thank you for your review. The developer will follow these procedures.

February 24, 2020

City of Aurora Planning and Development
Services 15151 E. Alameda Parkway, 2nd
Floor
Aurora, CO 80012

Attn: Brandon Cammarata

**Re: Majestic Commercenter F11 and Building No. 29 Parking Lot – 2nd
referral Case # DA-1127-35**

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk reminds the property owner/developer/contractor to contact our Siting and Land Rights Department at either the website at www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement. This is in relation to the existing electric *transmission* lines and associated land rights.

The developer is also reminded to contact the Utility Notification Center for utility locates of the existing natural gas *distribution* facilities along the southerly property line prior to construction, and that if any new natural gas or electric *service* or modification to existing facilities is required, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

Comment response requested.

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Donna George

Right of Way and Permits

Public Service Company of Colorado / Xcel Energy

Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com