

October 8, 2021

City of Aurora
Attn: Debbie Bickmire
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: Second Submission Review: High Point – Hyde Industrial Building No. 1 – Site Plan and Replat
Application Number: DA-2233-01
Case Number(s): 2020-6059-00; 2020-3057-00

Dear Ms. Bickmire:

Thank you for taking the time to review the third submission for High Point Hyde Industrial Building No. 1 Site Plan and Replat along with City staff. Valuable feedback was received on August 30, 2021. Please see responses to comments made on the following pages. Please do not hesitate to reach out should you have any questions or concerns by phone, 303-892-1166 or by email, drael@norris-design.com.

We look forward to working with the City of Aurora to make this project a success.

Sincerely,
Norris Design



Diana Rael
Principal

Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Streets, Easement and Pedestrian Issues

1A. Verify whether the full section of 63rd Avenue will be constructed in one phase. The improvements are shown in these plans and there is an expectation that they will be completed with this Site Plan. That includes landscape and street-lights unless otherwise noted. Revise references the street-lights on 63rd are existing and/or to be provided by others. They are not included in the adjacent site plan.

RESPONSE: Yes. 63rd will be constructed in one phase.

1B. Verify with Real Property that the “Temporary Work Space” and “Right-of-Way” easements do not need to be shown if they are expired and no longer in effect.

RESPONSE: Temporary work space and ROW easements have expired and are no longer in effect.

1C. The accessible route to the public street is not shown consistently. Additionally, the route must be paved in its entirety.

RESPONSE: Noted. Accessible route shown consistently – the area will be paved in its entirety.

2. Completeness and Clarity of the Application

Site Plan

2A. Add a larger Key Map at the beginning of the plans that shows the entire site and references the areas included on each sheet. Add the sheet references to the Key Map shown on each sheet.

RESPONSE: Key map (w/ areas referenced on each sheet) shown on each sheet for clarity.

2B. Add a north arrow to the Key Map. Make sure there is a north arrow and scale on every sheet.

RESPONSE: North arrow added.

2C. Show the details/surface materials and outlines of the patio areas on the site plan sheets and grading plans. The materials are not consistent with the landscape plans.

RESPONSE: Updated as requested.

Photometrics

2D. The average light values in the parking areas shall be no less than 2 footcandles (Section 146-4.9). There are several areas that need additional illumination.

RESPONSE: As discussed, the light levels have been slightly adjusted to bring the minimum light levels up higher and overall the requirements meet the 2 footcandle average light level.

2E. Lights along 63rd Avenue are referenced as existing; however, they are not included in the adjacent site plan. Revise the plans to include 63rd Ave. and update the photometric plan.

RESPONSE: The drawings have been updated to reflect the similar timeframe improvements for E 63rd Avenue and that work is happening simultaneously. The street lights for E 63rd Avenue and Coolidge Streets are included in a separate civil package and have been updated to note this. As discussed, the photometric calculations for this building development do not include the adjacent street light output.

2F. The accessible route may be no less than 1 footcandle in its entirety.

RESPONSE: The accessible route has been updated to match the current routing, and the lighting has been adjusted to provide no less than 1 footcandle in its entirety.

2G. Reference the redlines for all comments and notations.

RESPONSE: The additional redlines and comments have been addressed in the updated photometric plans.

3. Landscaping Issues

3A. Add a note that curbside landscape along Denali Street is designed in the Denali ISP and will be installed with the construction of this site.

RESPONSE: This note has been added.

3B. Perennials may be provided as accents in landscape buffers, however, they may not be counted toward the minimum plant quantity. Please update the counts in the landscape tables. I requested perennials to be identified in the landscape tables during the last review. Please excuse my error.

RESPONSE: Perennials have been removed from this column in the landscape table.

3C. As designed, there is no landscape on the berm as shown in the section. Shift shrubs onto the berm to maximize screening.

RESPONSE: Plants have been shifted up the berm for better screening.

3D. Parking rows shall have a terminal island with a minimum width of 9' for landscape. This is still required even if there is a sidewalk. One tree is required per 9' x 18'.

RESPONSE: All parking lot islands are now 9' wide with trees provided.

3E. There are two different symbols for rock mulch. What is the difference between the two? Identify in the notes.

RESPONSE: The plan, legend, and notes have been updated to clarify the mulch materials. There are planting bed areas with wood mulch, planting beds with rock mulch, and areas of rock mulch with no plants.

3F. Include parking lot lights as free-standing lights in the notes.

RESPONSE: This note has been updated.

3G. Show the accessible route.

RESPONSE: The accessible route is now shown on the landscape plans.

3H. Address notes and comments on the redlines.

RESPONSE: All plan comments and redlines have been addressed.

4. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

4A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

RESPONSE: Addressing will be coordinated with City prior to final approval.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

5A. Remove the right-of-way label on the internal, private drive.

RESPONSE: ROW label removed.

5B. Add the note about final street light placement on Sheet 3.

RESPONSE: Note added.

5C. Consider relocating the stop sign in the northeast corner of 63rd Avenue and Coolidge Street to a corner with a stop sign.

RESPONSE: Noted. This will be considered. See detailed Construction Drawings for Highpoint Filing No. 2 for detailed lighting design.

5D. Label slopes, including street slopes, and add more slope labels.

RESPONSE: Updated as requested.

5E. Label the proposed EURV & WQ pond "Private."

RESPONSE: Pond labeled as private.

5F. The minimum slope for asphalt pavement is 1%.

RESPONSE: Noted. All asphalt pavement has slopes greater than 1%. Some slopes on this plan have been shown, but refer to Civil CDs for detailed grading information.

5G. The Site Plan will not be approved until the Preliminary Drainage Report is approved.

RESPONSE: Noted.

6. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

6A. Due to the most-recent updated Master Traffic Impact Study for High Point-Hyde Industrial (RSN 1449865), there are various elements in the design of this Building 1B Site Plan (RSN 1499170) that are still outstanding, including auxiliary lanes on Denali Street, queuing issues at 61st Avenue and Denali Street, including increased volumes presented at 60th Avenue and 64th Avenue. While the updated Master TIS is not included in the review for the Site Plan for Building 1B, given these issues are currently undergoing resolution, this Building 1B Site Plan cannot be approved by Traffic Engineering until a resolution is achieved to issues identified in the Master TIS.

RESPONSE: Noted.

Site Plan

6B. Include roadway and pedestrian crosswalk striping and call outs on all Site Plan sheets.

RESPONSE: Roadway and pedestrian crosswalk striping called out on Site Plan sheets.

6C. Add the note provided on Sheet 2.

RESPONSE: Note added.

6D. Identify the future traffic signal at Coolidge Street and 64th Avenue.

RESPONSE: Coolidge and 64th design a part of 64th Ave Roadway Plans by Martin & Martin.

6E. Label, remove or relocate signs as noted on the redlines.

RESPONSE: Signs updated as requested.

6F. Adjust the accessible ramp locations on Denali Street to minimize the crosswalk skew.

RESPONSE: Denali Street plans are a part of the already approved Denali Street Roadway plans put together by Martin & Martin.

6G. Replace Note 12 on Sheet 34 with the language provided on the redlines.

RESPONSE: Updated as requested.

6H. Verify plant height meets sight triangles COA Roadway Specifications, Section 4.04.2.10 requirements

RESPONSE: Noted.

6I. Add sight triangles as indicated.

RESPONSE: Sight triangles updated.

6J. See redlines to reference all comments.

RESPONSE: All comments addressed as requested.

7. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Site Plan

7A. Add the note provided on Sheet 2 of the redlines. (Repeat comment)

RESPONSE: Updated.

7B. Add the updated sign and notes provided on Sheet 7.

RESPONSE: Updated.

7C. Provide a Knox Box at the fire riser room door. Add on the Site, Utility, Landscaping and Photometric Plans.

RESPONSE: Updated.

7D. See redlines for all comments and notations.

RESPONSE: Updated.

8. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red)

Site Plan

8A. Include the riprap rundown in the drainage easement.

RESPONSE: There is a drainage easement already in place along the entire channel. See approved Possum Gully plans for more information (put together by Martin & Martin).

8B. Label the pond as private.

RESPONSE: Updated.

8C. Label storm sewer collecting site flows as private.

RESPONSE: Updated.

8D. Label the sizes of all pipes on all applicable sheets.

RESPONSE: Updated.

8E. Show, label and dimension all pocket utility easements on all applicable sheets.

RESPONSE: Updated.

8F. A License Agreement will be required if the private storm line is encroaching into easement(s).

RESPONSE: Noted. License agreements being coordination with Grace Gray.

8G. Include general note that downstream of the water meter will be listed as private, upstream is public. The meter is to be located in landscaped area.

RESPONSE: Updated.

9. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

Site Plan

9A. Per the update to the High Point-Hyde Preliminary Plat, several areas are to be dedicated as open space adjacent to Possum Gully, including ~ 2 acres just south of the water quality pond. This should be identified as future open space to be dedicated with associated filing.

RESPONSE: A note has been added.

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

10A. There are several easements and rights-of-way shown that need to be dedicated by separate document. Contact Andy Niquette (aniquett@auroragov.org) for easement questions or concerns. The Site Plan cannot be recorded until all documents are ready for recordation.

RESPONSE: Noted.

10B. Confirm with Grace Gray (ggray@auroragov.org) that she has everything needed for the License Agreement.

RESPONSE: Noted. Coordination with Grace Gray is occurring to ensure she has everything needed.

Site Plan

10C. Add reception numbers for dedicated easements and right-of-way.

RESPONSE: Updated.

10D. Label lot line distances as noted on the redlines.

RESPONSE: Updated.

10E. The monument signs are encroaching into the 50' right-of-way easement and must be included in the license agreement.

RESPONSE: License agreements will not be needed for Monument signs – this easement is no longer in existence.

10F. Address all notations in the redlines.

RESPONSE: Updated.

Final Plat

10G. Provide an updated Title Commitment that is within 120 days of the plat approval date.

RESPONSE: An updated title commitment will be provided prior to final approval.

10H. Revise the Basis of Bearing.

RESPONSE: Updated.

10I. Add language to Surveyor's Certificate as shown on the redlines.

RESPONSE: Updated.

10J. Add a Key Map for all the views on all the graphic pages.

RESPONSE: Updated.

10K. Add the full description of stamping on the cap(s).

RESPONSE: Updated.

10L. Label adjacent lots and blocks.

RESPONSE: Updated.

10M. Fill in missing recordation information of adjacent plat(s) and right-of-way dedication.

RESPONSE: Updated.

10N. Add the right-of-way line distance on Sheet 4, and the distance between the pins on Sheets 6 and 7.

RESPONSE: Updated.

10O. Revise the detail on Sheet 7 as shown on the redlines.

RESPONSE: Updated.

10P. Reference redlines for all comments and notations.

RESPONSE: Updated.