

April 30, 2020

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City of Aurora
Planning Department
15151 E. Alameda Parkway
Aurora, Colorado 80012

Responses from the Second Submission Review dated April 14, 2020 are found below.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Written comments were received from Excel Energy and were provided to the applicant with the initial review letter. Please provide a response to this letter with the next submission.

Response: PSCo comment acknowledged. A 10' utility easement was provided along property lines.

2. Completeness and Clarity of the Application

2A. Confirm and reconcile Site Data Tables.

Response: Areas and percentages updated.

2B. Sheet numbering system is incorrect on final sheet; please conform sheet numbering to a X of Y system.

Response: Sheet numbering updated – 31 total sheets.

2C. See redlines on Cover Sheet.

2D. Provide a revised Plat with the next submission.

Response: Revised Plat is being submitted.

3. Architectural and Urban Design Issues

3A. Provide fencing detail-interior chainlink.

Response: Fence symbol included, and Fence detail provided on sheet 3.

3B. Provide railing detail (See sheet 21)

Response: Railing and Mechanical screen wall detail provided on sheet 22.

3C. Please provide detail of fueling canopy and fueling structure. Include elevations.

Response: Fuel station details provided on sheet 23 by Ryder.

3D. Please provide perimeter fencing detail.

Response: Fence symbol included, and Fence detail provided on sheet 3.

3E. Please provide light fixture details.

Response: Lighting details submitted to Elizabeth Fuselier.

3F. Please provide screening detail for rooftop mechanical.

Response: Railing and Mechanical screen wall detail provided on sheet 22.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

4A. *Whether the LA's responsibility of the civil/architectural, provide a detail of the fencing. An elevation with material, color, height and call-outs. If the fencing is solid, code requires the landscaping to be on the exterior side of the proposed fence. While this may be on the architect's drawings, we need to see this as part of the site plan approval process to ensure compliance with zoning and FDP requirements. Include the fence symbology.*

Response: Fence symbol included, and Fence detail provided on sheet 3.

4B. *Sheet 24: Adjust the location of plant material as this is a maintenance path entrance.*

Response: Landscaping adjusted at maintenance path.

4C. *Sheet 24: Turn on the stormwater information. There appears to be an overflow/discharge here that is riprap.*

Response: Stormwater facilities updated in landscaping plans.

4D. *Per the new zoning code, native seed is not permitted in parking lot islands.*

Response: Native seed removed from island areas.

4E. *Sheet 28: Remove this portion of the notes as it pertains to the old landscape code which is no longer in effect.*

Response: Notes removed where applicable.

4F. *Sheet 28: This note should be removed. This applicant is responsible for his own street frontage landscaping i.e. curbside landscape and not the metro district.*

Response: Notes removed where applicable.

4G. *Sheet 28: Compare data between here and the cover sheet. Data is different between the two.*

Response: Areas and percentages updated.

4H. *Sheet 28: Add an asterisk and a note at the bottom of the table that states, due to the presence of utilities in the curbside landscape, the street trees have been located along the back side of the walk.*

Response: Asterisk added to table.

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

5A. *Please provide a digital .shp or .dwg file for addressing and other GIS mapping purpose as soon as possible. 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: DWG file will be provided.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

6A. *The site plan will not be approved by public works until the preliminary drainage letter/report is approved. Comments were provided on December 3, 2019 and no subsequent submittal has been made.*

Response: Drainage Report re-submitted 4/22/2020.

6B. *Sheet 3: This note only applies to street lights. Street lights are not part of this submittal.*

Response: Comment acknowledged.

6C. *Indicate pavement and surface material.*

Response: Heavy duty asphalt indicated as surface material.

6D. *Previous comment: 6' Detached, meandering sidewalk is required on Jackson Gap. Refer to the approved Public Improvement Plan for Porteos.*

Response: 6' parallel approved by Kristin Tanabe on 4/23.

6E. *Update ramp to meet current standards.*

Response: Ramp shown is an existing ramp on an offsite property.

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6F. *Extend an access easement from the drainage easement to the public right of way.*

Response: Access easement provided.

6G. *Sheet 9: Min 1% slope for asphalt; min 2% slope for non-paved areas. Label slope at access.*

Response: Grading adjusted in both locations.

7. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

7A. *Traffic Impact Study was commented on previously (dated 12.2.19) and a new submission is required but was not included in the submission. Site Plan will not be approved without this Traffic Impact Study approval.*

Response: Traffic study updates provided by Kimley Horn.

7B. *Note redline comments on sheet 3.*

Response: The southern access is intended as an exit only for the trucks, stacking shouldn't occur at this driveway. The existing access for Fine Airport Parking is only for shuttles, reducing the amount of traffic that will be in conflict at the entrance.

7C. *Jackson Gap Way's second 1/2 is being proposed. This 4-lane collector would be considered as "Case 2-4" in COA STD TE-13.1, with Design speed of 45mph. See modification for indicated sight triangles.*

Response: Sight distances updated.

8. Fire / Life Safety (John Goorman / 303-739-7371 / jgoorman@auroragov.org / Comments in blue)

8A. *Comments will be provided under separate cover.*

Response: Comment Noted.

9. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

9A. *Sheet 10: Please bring the maintenance path to the top of the outlet structure.*

Response: Path extended.

9B. *Sheet 14: What is this building for? There are concerns with having a meter behind gated access.*

Response: Noted, easement placed up to meter. The gate will be open during normal business hours and a knock box will provided for access.

9C. *Sheet 14: Adjust sewer alignment to head southwest. This will require installation of a 15-inch sewer main per the MUS from points BB to CC per the approved MUS, COA# 217130. Overall developer is proposing construction of the sewer from Harvest Road to point BB.*

Response: The pre-application notes directed to use the sanitary tap on the Northeast end of property.

9D. *Sheet 15: Flip this valve to the other side of the tee so that the hydrant can be isolated separate from the fire service line.*

Response: Valve relocated.

9E. *Advisory Comment: Domestic service connection size will be reviewed during civil plan review and requires a fixture unit table.*

Response: Noted.

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

10A. *A revised Plat was not provided for this review. Please provide a revised Plat with the next review.*

Response: Revised Plat is being submitted.

10B. *A license Agreement needed for the gate/fence crossing the easement. Contact Grace Gray to start the License Agreement process.*

Response: License Agreement is currently being drafted and will be submitted under separate cover.

10C. *Sheet 3: label the 10' Utility easement.*

Response: Easements labeled.

10D. *License Agreements are needed for the fence/gate crossing the easements. Contact Grace Gray to start the License Agreement process.*

Response: License Agreement is currently being drafted and will be submitted under separate cover.

10E. *Contact Andy Niquette to start the off-site easement dedication process.*

Response: Easement dedication is currently being drafted and will be submitted under separate cover.

10F. *Sheet 4: add curve data for the boundary.*

Response: Curve data added.

10G. *Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.*

Response: License Agreement is currently being drafted and will be submitted under separate cover.

10H. *Sheet 4: see redline comments and address accordingly.*

Response: All redlines addressed.

10I. *Sheet 5: see redline comments and address accordingly.*

Response: All redlines addressed.

10J. *Sheet 7: label the 10' Utility easement.*

Response: Easements labeled.

10K. *Contact Andy Niquette for off-site dedication.*

Response: Easement dedication is currently being drafted and will be submitted under separate cover.

10L. *Address all redline comments regarding labelling.*

Response: All redlines addressed.

*Please note that the fuel station detail sheet was inserted as sheet 23, so the architectural sheets on the new submittal are changed. Total number of sheets are 31.

Sincerely,

Ware Malcomb



Chris Strawn
Principal