



September 20, 2018

Elizabeth O'Brien
Planner I
Planning & Development Services
City of Aurora
15151 E Alameda Parkway, Ste 2300
Aurora, Colorado 80012

**RE: Third Submission Review, September 6, 2018
Metco Landscape – Tower Center Partners Filing #4 – Minor Site Plan Amendment
Case Number: 2004-6029-01 Comment Response Letter**

Ms. O'Brien,

This letter is in response to comments received via the City of Aurora portal on the above-mentioned project and case number from your most recent review. The revised plans and other associated documents have been enclosed with this letter for your review and approval. Our response to the comments are provided in **emboldened red text** below.

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:

- Redlines should only be incorporated when previously approved sheets have information that needs to be changed or added. The new sheets do not need to be redlined.
RESPONSE: Redlines have been removed.
- Delta 2 is the only number reference necessary when adding redlines. Please do not indicate the number of revisions this amendment has gone through since the process started.
RESPONSE: Understood and revised.

2. Site Plan Technical Details

Cover Sheet

- Please change this to be more descriptive about the nature of the amendment "Addition of office and storage facility to storage yard..."
RESPONSE: Revised.
- All pages of this submission should be numbered sequentially.
RESPONSE: Sheet numbers revised.



Sheet 3

- “REV. 2 Modify Landscape Plan Inside Fence” is unnecessary. Just keep the delta.
RESPONSE: Revised.

Sheet 8

- “Rev. 2” unnecessary. Please delete.
RESPONSE: Deleted.

Sheet 9

- “REV. 2 Modify Landscape Plan Inside Fence” is unnecessary. Just keep the delta.
RESPONSE: Deleted.

Sheet 1 (New Sheet Set)

- This is very hard to read. Please fix overlapping text.
RESPONSE: Revised.
- Please pull this out and make sure no text overlap occurs.
RESPONSE: Revised.
- This text needs to match the font and size of the other abutting property labels.
RESPONSE: Revised.
- Please make sure not text overlap occurs.
RESPONSE: Revised.

Sheet 4 (New Sheet Set)

- Cloud redlines not necessary for this note. This can read “Note: Refer to Site Detail sheet 7 of 10 for Pedestrian Gate Detail.”
RESPONSE: Revised.

Sheet 5 (New Sheet Set)

- Cloud redlines not necessary.
RESPONSE: Removed.

Sheet 6 (New Sheet Set)

- Redlines should only applied to information that is being added or changed to previously approved sheets. Because these sheets have not been formally approved, any change to the content on the sheets does not necessitate redlines. This information can just be added in without redlining.
RESPONSE: Removed and revised.
- Where is the adjacent lot information?
RESPONSE: Included.
- What is this redlining for? Please delete unnecessary linework.
RESPONSE: Removed and deleted.
- This should not have redlines around it. This is a new sheet. Redlines are not necessary unless you are changing or adding context to a sheets that has already been approved.
RESPONSE: Removed.

3. Landscape Design Issues

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

No additional comments at this time.

Response: Understood.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Building Department and Life Safety

Life Safety (John J. Van Essen, Plan Examiner III / (303) 739-77489 / jvanesse@auroragov.org / see comments in blue

No additional comments at this time.

Response: Understood.

5. Civil Engineering

Kristin Tanabe / ktanabe@auroragov.org / (303) 739-7306 / See comments in green

Site Plan Comments

Cover Sheet

- The site plan amendment will not be approved by public works until the preliminary drainage report is approved.

RESPONSE: Understood.

Sheet 1 (New Set)

- Curb ramps must be updated to current standards.
RESPONSE: Curb ramps have been updated to current standards.
- This is not a curb cut, but curb returns.
RESPONSE: Detail references have been updated.
- Curb ramps must be updated to current standards.
RESPONSE: Curb ramps have been updated to current standards.
- This is not a curb cut, but curb returns.
RESPONSE: Detail references have been updated.

Sheet 2 (New Set)

- Maintenance access is required to the top of the outlet structure as well.
RESPONSE: A second access road has been provided to the top of the outlet structure.
- Minimum 2% slope for swales or provide an underdrain.
RESPONSE: All grassed areas have a minimum 2% slope.

6. Real Property

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

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

No additional comments at this time.

Response: Understood.

7. Traffic Engineering

Brianna Medema / bmedema@auroragov.org / (303) 739-7336 / See comments in yellow

Site Plan Comments

Sheet 1 (New Set)



- This Sight Triangle/ line must be placed at or behind the sign line, here.

RESPONSE: Sight Triangle line moved behind the sign.

Sheet 6 (New Set)

- Per the last review, **add note: ' All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'.**

RESPONSE: Note added.

- "Sight" not "Site".

RESPONSE: Revised.

- Add "if outside of Sight Traingles."

RESPONSE: Added.

8. Parking

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

Comment: The use and sole reliance of on-street public parking for employee vehicles, company service vehicles, or equipment/machinery parking should not be relied upon to meet, replace, or augment a buildings or facilities off-street parking supply requirements as specified by zoning code. While public roadways may contain accessible on-street vehicle parking accommodations, this parking supply should always be considered as unreliable in-use, unpredictable in-availability, and feasibly unsustainable for long-term access as it may be modified, restricted, or entirely removed at any time, at the city's sole discretions.

RESPONSE: Understood.

8. Addressing

Comment: Use 17603 E 23rd Ave for Office/Maintenance building located on not (sic) side of E 23rd Ave.

RESPONSE: Understood and revised.

Please feel free to contact me with any additional questions or concerns at (720) 390-5537.

Regards,

Chris Hill, PE
Project Manager