



July 3, 2024

RE: Project Lowry: DA-2385-00 (#1982-6005-09)
Initial Submission Review – Comment Responses

Comments to be Discussed below:

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

A. There were no public comments received during the initial review period therefore no neighborhood meeting is required at this juncture.

Response: Acknowledged.

B. Two comments from outside referral agencies were received. Please find these comments below following the comments provided by City review staff.

Response: Acknowledged.

2. Completeness and Clarity of the Application

A. This plan set, being a Site Plan Amendment, should contain or reference the existing site plan of record. Ideally, the case number for the modified plan set should be clearly indicated on the cover sheet and each sheet from the already approved site plan should be accounted for in the sheet index. You may cross out these sheets or mark them as void but please include an amendment delta and reference to replacement sheet(s).

Response: Per coordination with planning, a list of amendments was provided that were incorporated onto the cover sheet. Due to space constraints the descriptions were paraphrased to capture the key change.

B. In the City of Aurora Approvals block, the City Council and Planning and Zoning Commission signature line may be removed. No such hearing is required for approval of this application.

Response: Acknowledged, this was removed.

C. Please modify the title to read: PROJECT LOWRY – SITE PLAN in bold letters at the top of the sheet as shown.

Response: Sheet title modified.

D. Please add to the amendment block any existing amendments from the site plan of record and associated deltas (the amendment block size will likely need to be increased). Then, add any new deltas in sequential order for the proposed changes. I would suggest (at minimum) 1 delta tied to the expansion areas and 1 delta tied to the new accessory building.

Response: Per coordination with planning, a list of amendments was provided that were incorporated onto the cover sheet. Due to space constraints the descriptions were paraphrased to capture the key change.

E. The simplest (and likely necessary) method to reference items from the existing site plan would be to include those sheets in this amendment plan set. Please add any new sheets to the existing index.

Response: Per coordination with planning, a list of amendments was provided that were incorporated onto the cover sheet. Due to the extensive number of amendments, this amendment only includes new sheets showing the latest improvements and the sheet index reflects as such.

3. Architectural and Urban Design Comments

A. Please add the architectural sheets to the amendment set.

Response: Sheets were provided on the first submittal and was discussed with City Staff. No comments were provided. Sheets will be attached to end of Civil Set from now on.

4. Signage & Lighting Comments

A. As indicated in the pre-app note responses, please add fixture details for any new light fixtures (pole or wall mounted). Also, show any building-mounted fixtures in the building elevations and indicate them with a callout.

Response: Acknowledged. Cut sheet swill be provided with the next submittal.

5. Landscaping Issues

A. Is this existing concrete not being removed with the construction of the new 10' sidewalk?

Response: Existing concrete will be removed with the new construction of the new 10' sidewalk. Proposed sidewalk will tie into existing sidewalk. See updated sheets.

B. While not previously required, the City of Aurora in accordance with Colorado State Statues, is requiring the signature stamp and seal of a licensed landscape architect on all landscape plan sheets.

Response: Acknowledged. Licensed LA will not be providing stamp and seal on this set per direction from Kelly Bish via email on 6/14.

C. Make the key map larger. It doesn't have to be to scale and label the sheets rather than a solid hatch.

Response: Acknowledged. Key map has been made larger. Sheet labels have been added on the key map on every sheet.

D. Label Pond "North"

Response: Pond has been labeled.

E. Please provide taller shrub species like Viburnum, Serviceberry, Lilac, etc. While all nice shrubs, the current shrubs species will not provide much in terms of screening due to their size at maturity.

Response: Acknowledged. Taller and more evergreen shrubs have been added for parking lot screening including: 'Big Tuna' Mugo Pine, 'Gold Tip' Juniper, Dwarf Korean Lilac, and Moonlight Broom.

F. This area has been formalized into a parking lot now where the parking was not previously. This should include landscaped parking lot islands. This area is no unlike the parking area adjacent to it.

Response: Acknowledged. Per email with Kelly Bish on June 21, this parking area is for large vehicle parking with no internal landscape requirements. Therefore, no landscape islands are required to be added in this parking area.

G. Label pond "South".

Response: Pond has been labeled.

H. This area adjacent to the building is different than on other sheets in the plan set.

Response: All sheets have the same Base Map and Architecture backgrounds. Please see the updated LA plan.

I. Turn the concrete hatch off that overlaps with the curbside landscape.

Response: Overlapping hatch has been removed from plan set.

J. Because these are existing trees being used to satisfy street tree requirements, identify the species.

Response: Species will be identified with the City Forester's tree survey.

K. You can keep this or remove it as it is not required by code.

Response: Median and its landscape has been removed from this plan.

L. These three trees do not have a label.

Response: All plants have been labeled, see landscape plan.

M. These "Shrubs" are close enough to the street to be considered for the Tower Road Buffer. The shrubs that are being provided around the parking lot need to be revised to include taller shrub species such as a Viburnum, Serviceberry, Lilac, etc. Potentially add some evergreens such as Bakeri Spruce, Columnar Austrian Pine, etc.

Response: Acknowledged. Larger shrubs have been placed including Lilac, Broom, Gold-Tip Juniper, and Big Tuna Mugo Pine. Bakeri Spruce has been added to further buffer trailer parking from Tower Road.

N. These shrubs can be removed.

Response: Buffer shrubs have been removed. Buffer trees remain and count towards street tree requirement as permitted by city staff.

O. Matchline, See Sheet 40.

Response: Matchline and label has been added.

P. Are trees possible along this section of Tower Road? Are there no utility conflicts? There appear to be fiber optic and electric.

Response: There are utility conflicts in this area. Trees have been removed and buffer trees are being used to satisfy street tree requirements as permitted by city staff.

Q. Not sure that a tree will work here. It appears as if the sidewalk tapers here. Don't include this area in the curbside or street tree measurements.

Response: Understood. Tree has been removed along with the street trees due to utility conflict. Buffer trees are being used to satisfy street tree requirements. Code table has been updated to not include the tapered area of the curbside landscape.

R. Turn the concrete hatch off that is overlapping with the curbside landscape.

Response: Overlapping hatch has been removed from plan set.

S. The buffer trees should remain as they are being permitted to satisfy the street tree requirement, but the shrubs can be removed. Because there is no development occurring adjacent to Tower Road in this location, a buffer is not necessary. Update the landscape tables accordingly.

Response: Buffer trees remain and are being counted as street trees as permitted by city staff. The shrubs have been removed. The rock mulch has been replaced with native short grass seed mix.

T. This appears to be correct.

Response: Understood.

U. Update. Remove the reference to the previous landscape code.

Response: Reference has been removed from notes.

V. Please put the grasses in their own category.

Response: Ornamental grasses have now been removed from the landscape plan with updated design in the curbside landscape. Please see updated plans.

W. Change wording: frontage buffer.

Response: Acknowledged. Please see updated code table.

X. If 218 shrubs are required, then only 87 may be ornamental grasses. You can have more grasses if the total shrub requirement is exceeded.

Response: Understood. All required shrubs have been placed. All grasses have been removed from the curbside landscape area.

Y. This is technically the correct way to handle the missing street trees, however...staff is willing to work with the applicant and allow the "buffer trees" to count for the street trees. The curbside area would need to have shrubs to count for the missing street trees but also count for the shrubs required as part of the curbside landscaping. The shrubs for the trees do not replace the need to meet the curbside shrub count. That would amount to a total of 479 shrubs which is too many shrubs for the curbside. Please update the table to reflect the use of the buffer trees as the street trees.

Response: Understood. The code table has been updated to show buffer trees counting towards street trees. Shrubs counted in the curbside landscape has been updated accordingly. Please see updated code table.

Z. Relabel: 8,745.

Response: Curbside area has been updated per comments and base map updates. See revised code table.

AA. Relabel: 218.

Response: Curbside area shrub count has been updated per revised area calculation. See revised code table.

BB. Add: City staff has permitted the buffer trees along the back of the walk to count for the street trees.

Response: Understood. Thank you. Please see updated code table.

CC. Update/refine. There is a north and west expansion and a Salvage Building.

Response: Code table has been updated to clarify length of building perimeters to include north and west expansions and the salvage building to the south.

DD. No specifications.

Response: Specifications page has been removed from this plan set.

EE. Add a legend on each sheet: Tree to be removed, remain/protect in place, etc. Also, add a note stating refer to Sheet 52 for the tree mitigation table.

Response: Tree mitigation legend has been added on each sheet. Note has also been added on each sheet.

6. Addressing

A. 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 or 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: This file will be provided with the final set once all easement modifications and other City comments impacting these components have been implemented.

7. Civil Engineering

A. Label inside and outside turn radius at all fire lane easements that should meet the requirements in Section 4.07.1.01 of the Roadway Manual. (TYP)

Response: Turning radius at all proposed fire lane easements have been labeled.

B. Please include callout 15 in the key notes.

Response: Key note 15 called out in the key notes.

C. Label the proposed curb return radii, typical. (TYP)

Response: Curb return radii have been labeled at public access points.

D. Dedicate sidewalk easement for the sidewalk outside the ROW.

Response: Sidewalk easement has been dedicated for sidewalk outside of the ROW on this site.

E. Ensure that the north arrow is indicated correctly.

Response: North arrow has been adjusted to face the correct direction.

F. Please add the following notes on all grading plan sheets: “Detailed layout and design for proposed curb ramps within the right of way or along an accessible route will be completed with the civil plans.”

Response: Note added to all grading plan sheets.

G. Please include these symbols in the legend.

Response: These symbols have been added to the legend on the applicable sheets.

8. Traffic Engineering

A. Callout all drive lane/aisle widths, typ.

Response: Drive lane widths have been called out.

B. Callout all drive lane widths.

Response: Drive Lane widths have been called out.

C. Provide raised median and pedestrian ramps.

Response: This comment was coordinated with Steven Gomez and addressed by leaving this area at grade and adding jersey barriers for the safety of pedestrians.

D. Add a STOP sign.

Response: Stop sign added.

E. Add pedestrian ramps where indicated.

Response: Pedestrian ramps added where indicated.

F. Adjust north arrow.

Response: North arrow adjusted.

G. Verify callout is accurate.

Response: Key note updated.

H. Add note: “All proposed landscaping within the sight triangle shall comply with COA Roadway specifications, Section 4.04.2.10’

Response: Note added and landscape confirmed to comply.

I. Comments provided on 05/31/24 seg

1. Use DRCOG forecasts to develop background traffic growth rates. Update traffic analyses

Response: DRCOG forecasts have now been provided to develop background traffic growth.

2. Use ITE Trip Generation Manual rates/equations for the expansion trip generation

Response: ITE Trip Generation Manual provides data points for warehousing among multiple sites; however, a single traffic count is collected at each of the ITE data point sites. Therefore, collecting this single traffic count is not different than collecting a single data point at another site. With this being a local site, with the same operations for the expanded site, and same staffing schedule, the user-

specific driveway count being prorated based on the expanded building area is the most appropriate trip generation for this expanded site.

However, since ITE trip generation data for warehousing is slightly higher than the existing count, the existing driveway volumes plus ITE Trip Generation data for the expanded warehousing area has been utilized in the revised traffic study.

3. Remove two-stage left turn movement from southern access analyses
Response: The two-stage left turn movement has been removed from the analysis for the southern access location.

4. For 2050 assume the widening of Tower Road to four-lanes. Update analyses
Response: The 2050 analysis has been evaluated with Tower Road providing two through lanes in each direction. With this expanded cross section, it is also assumed that left turn lanes will be provided at all full movement accesses along Tower Road.

5. See comments throughout the report
Response: Redline responses have also been provided so please see individual responses throughout the redline response document.

J. Use DRCOG 2020/2050 growth rate.

Response: DRCOG forecasts have now been provided to develop background traffic growth.

K. A single traffic count is not sufficient to support this statement. Use ITE trip generation rates.

Response: ITE Trip Generation Manual provides data points for warehousing among multiple sites; however, a single traffic count is collected at each of the ITE data point sites. Therefore, collecting this single traffic count is not different than collecting a single data point at another site. With this being a local site, with the same operations for the expanded site, and same staffing schedule, the user-specific driveway count being prorated based on the expanded building area is the most appropriate trip generation for this expanded site.

However, since ITE trip generation data for warehousing is slightly higher than the existing count, the existing driveway volumes plus ITE Trip Generation data for the expanded warehousing area has been utilized in the revised traffic study.

L. Provide figures for 2050 laneage and traffic control.

Response: A 2050 recommended geometry figure has now been provided in the revised study. Of note, the 2050 analysis has been evaluated with Tower Road providing two through lanes in each direction. With this expanded cross section, it is also assumed that left turn lanes will be provided at all full movement accesses along Tower Road.

M. Verify LOS/delay.

Response: This was intended to be 43.9 seconds and has been updated accordingly. Of note, growth has changed based on previous comments, so these have all been updated anyways.

N. 2050 LOS E for total traffic is not acceptable.

Response: It is industry standard for movement LOS E at unsignalized intersections to be considered acceptable level of service. This is mainly due to signal control not being warranted with movement LOS E and creates a condition of not being able to provide improvements with acceptable operations unless an unwarranted signal is installed. Movement LOS F is considered to be a true failing for an unsignalized condition.

Further, the City has a condition that minor movements at unsignalized intersections, such as left turns onto a major arterial from a side street, may be allowed to fall below LOS D when a viable travel alternative is available. Vehicles from the southern access can reroute to the northern signalized access when long vehicle delays are experienced at the southern access.

O. Highlight LOS E/F operations.

Response: LOS E/F has been highlighted in the LOS tables of the revised traffic study.

P. Set to zero for all years/scenarios, with no median storage.

Response: Median in storage has been removed for all scenarios.

Q. These queues are significant and will extend past adjacent intersections.

Response: This has been mitigated with the City's request to evaluate the long-term horizon with two through lanes in each direction along Tower Road.

9. Fire / Life Safety

A. Remove "& Fire Lane" where indicated.

Response: & Fire Lane removed where applicable.

B. Show the Vacation of Fire Lane Easements by recordation.

Response: Added

C. Should read "Sheet 14" where indicated.

Response: Updated.

D. The Fire Lane Easement is only required to be 26' at these locations. Show Fire Lane as 26' Fire Lane. Easements separate from Water Easements by recordation.

Response: Existing easement maintained until proposed easements split off. All easements are called out in the Site Plans.

E. Show all inside and outside turn radii at all Fire Lane Easements. TYP all Grading Sheets.

Response: Inside and outside turn radii at all proposed Fire Lane easements have been added to all grading sheets.

F. Grade to the bottom of the lowest sign is required to be a minimum of 84" or 7'-0".

Response: Acknowledged, this has been updated.

G. Show all location of all existing proposed fire hydrants on the Landscape Plan. (TYP all Landscape Sheets)

Response: All hydrant locations are shown on the landscape plan.

10. Aurora Water

A. Advisory Comment: The stie plan cannot be approved until the preliminary drainage report is approved.

Response: Acknowledged

B. Easement cannot be released until the existing watermain has been fully removed.

Response: Acknowledged

C. Minimum easement requirement is 16-feet for a single main. I would recommend reducing the easement to this to avoid having any light poles or other private infrastructure within the easement. See Section 5.04.

Response: Acknowledged. The proposed easement was altered to measure 16-feet wide. This will avoid any proposed site lighting.

D. The electrical conduit should cross behind the hydrant outside of the water easement.

Response: Since existing electrical line, a license agreement will be completed.

E. Hydrants older than five years will need be replaced, not relocated.

Response: Acknowledged.

F. No structural encroachments are allowed within the easement. This includes foundation footings, roof overhands, stamped concrete, etc.

Response: Acknowledged. This easement has been confirmed to not be in conflict with any structural encroachments.

G. What is this connection for? Fire services must be called out and domestic services must be through a meter.

Response: This connection has been labeled as Fire Service Line.

H. Storm needs to be at least five-feet from the hydrant as measured from the outside of the pipe. Civil plans will need to include clearance information on the storm profile. Hydrant lateral is not to be lowered, if this situation is encountered then the storm will need to be moved. This crossing will require a license agreement. Typical for all storm crossings near hydrants.

Response: Acknowledged, the storm has been verified to be a least five-feet from the hydrant. Crossing information to be verified with Civil Plans.

I. All private infrastructure crossing a public easement will require a license agreement.

Response: Acknowledgement.

J. Storm needs to be at least five-feet from the hydrant as measured from he outside of the pipe. Civil plans will need to include clearance information on the storm profile. Hydrant lateral is not be lowered, if this situation is encountered then the storm will need to be moved.

Response: Acknowledged, the storm has been verified to be a least five-feet from the hydrant. Crossing information to be verified with Civil Plans.

K. Any existing easement cannot be released until either a new easement is dedicated or the utility is no longer in service.

Response: Acknowledged.

L. What is being connected to the water main at this location?

Response: Label removed.

M. Light poles cannot be within the water, sanitary, or storm easements.

Response: Acknowledged. There are no proposed light poles within the proposed or existing easements.

N. What operations are occurring within the salvage building? Any floor drains require sand/oil separators. Additional pre-treatment may be required depending on the building operations.

Response: The Salvage Building will be handling damaged and reclaimed product from stores. It will be sorted and then sent back out. There will also be washing of the interior of trailers for any product spills. A sand/oil interceptor has been added for all floor drains.

O. Call out as a private service and remove the easement. Just for this private service.

Response: Acknowledged, call out as private service and easement removed.

P. I would advise maintaining five-feet from storm lines and light poles as measured from the outside of pole support/storm pipe.

Response: Acknowledged.

Q. Fire service cannot run underneath the building. Fire service must be called out as a Private Fire Service

Response: Fire service rerouted and labeled as Private Fire Service.

R. An easement is not required for a private service line.

Response: Easement removed for private service line.

S. During civil plan review, a fixture unit table is required to ensure the existing meter can support the additional demands. A DSAA will be required as part of the civil plan to establish the increased water demand scenario.

Response: Acknowledged.

T. See previous comments regarding easements.

Response: Acknowledged.

11. Forestry

A. Please contact Aurora Forestry to schedule an appointment to access the property. A tree inventory and appraisal need to occur for trees to be removed.

Response: Acknowledged. The owner will reach out and coordinate a time with Aurora Forestry to provide access.

12. PROS

A. Call out special landscape buffer.

Response: Called out.

13. Land Development Services

A. Add the following notes from the site plan checklist:

“All crossings or encroachments into easements and rights-of-way owned by the City of Aurora (“City”) identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to the City’s use and occupancy of said easements or rights-of-way. The undersigned, its successors, and assigns, further agree to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove, or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Architectural features (i.e. bay window, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.”

Response: Note added.

B. ALL EXISTING EASEMENTS TO BE RELEASED (NOT VACATED), MUST BE RELEASED BEFORE PERMITTING.

Response: Acknowledged.

C. ALL PROPOSED EASEMENTS MUST BE DEDICATED BEFORE PERMITTING.

Response: Acknowledged.

D. Provide documentation of prior approval of the previous building expansion.

Response: Coordinated with planner to provide list of previous site plan amendments. The previous building expansion is included in amendment number 9 as SP-AM-5/9/2018 which the City has record of.

E. We do not have a record of the 26’ fire lane easement being released, and we do not have a record of a License Agreement. Please apply for an application to release the easement OR apply for a License Agreement to allow for the encroachment into the easement. This needs to be completed before permitting.

Response: Acknowledged.

F. We do not have a record of the 16’ utility easement being released, and we do not have a record of a License Agreement. Please apply for an application to release the easement OR apply for a License Agreement to allow for the encroachment into the easement. This needs to be completed before permitting.

Response: Acknowledged.

G. Label 16’ utility easement.

Response: Labeled.

H. Label 26’ fire lane easement.

Response: Labeled

I. Label 12’ easement and apply for easement release OR a License Agreement to allow for the encroachment into the easement. This needs to be completed before permitting.

Response: Acknowledged.

J. One License Agreement can be used regarding the encroachments into the 26' fire lane easement and 16' utility easement.

Response: Acknowledged.

K. 691.59' according to the plat.

Response: Both the plat and calculated value from the ALTA have been added.

L. Provide the basis of bearings to justify all callouts.

Response: Basis of bearings added

M. Apply for easement dedication for the proposed 20' water easement. Dedication needs to be completed before permitting.

Response: Acknowledged.

N. Apply for easement dedication for the proposed 10' utility easements. Dedication needs to be completed before permitting.

Response: Acknowledged.

O. 26' easement must be RELEASED (NOT VACATED) before permitting.

Response: Wording update to released, typ.

P. The proposed 20' water easement must be dedicated before permitting.

Response: Acknowledged.

Q. All proposed 10' water easements must be dedicated before permitting.

Response: Acknowledged.

R. The proposed 36.8' water and fire lane easement must be dedicated before permitting.

Response: Acknowledged.

14. RTD

A. The existing bus stop will need to be upgraded to ADA compliance. This boarding area will need to meet all ADA guidelines and RTD standard drawings for ADA bus boarding area. Please see the attached standard drawings.

Response: These updates were coordinated and a 6' wide initial ADA boarding area has been added between the new sidewalk and back of curb.

B. This review is for Design concepts and to identify any necessary improvements to RTD stops and properties affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements, or permits that may be required by the RTD for any work on or around our facilities and property.

Response: Acknowledged.

15. Xcel Energy

A. Please see attached letter regarding comments from Xcel Energy.

Response: Acknowledged.