

July 16, 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 second submission for High Point Hyde Industrial Building No. 1 Site Plan and Replat along with City staff. Valuable feedback was received on March 15, 2020. 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, [dbraswell@norris-design.com](mailto:dbraswell@norris-design.com).

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

Sincerely,  
Norris Design



Daniel Braswell  
Project Manager

## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Increase the scale of the Site Plan (Planning)
- Revise Site Data and add lighting details (Planning)
- Label slopes and provide an access easement to the drainage easement (Public Works Engineering)
- Add auxiliary lanes and sight triangles (Traffic)
- Provide looped water (Water)
- Provide an easement for the commercial park (PROS)
- Add hydrant and show Knox Box locations on elevations (Life/Safety)
- Vary plant material and show free-standing lights (Landscape)
- Initiate easement and right-of-way dedication (Real Property)

### PLANNING DEPARTMENT COMMENTS

#### 1. Streets, Easement and Pedestrian Issues

1A. There is a question of timing regarding the dedication of the right-of-way (ROS) for Coolidge and 63<sup>rd</sup> Avenue. They are shown in this Site Plan, but they are off-site. When will this ROW be dedicated? Who is responsible for the construction of the road and the installation and maintenance of the landscape?

**Response: The ROW for Coolidge and 63<sup>rd</sup> Avenue is part of the Filing No. 4 Plat (put together by Martin & Martin).**

1B. Provide more information about the “Temporary Work Space” and “Right-of-Way” easements. Do the easements “expire” and if so, when?

**Response: Easements expired on May 4<sup>th</sup>, 2021.**

1C. There is an expectation that 63<sup>rd</sup> Avenue will continue west from Coolidge Street to provide access to the commercial parcels, even if it is just a private drive.

**Response: Elevations do not allow for connection to future commercial area. Access to be provided off Coolidge/64<sup>th</sup> Avenue.**

1D. Show the accessible route to the public street on the grading and photometrics plans.

**Response: Accessible route to the public street shown on grading plans.**

1D. Show the accessible route to the public street on the grading and photometrics plans.

**Response: The accessible route is indicated on the updated plans.**

#### 2. Building Orientation and Architecture

2A. The landscape improves the screening of the dock doors but does not entirely mitigate visibility. There are still significant gaps. The shrubs will never get tall enough to screen the dock doors, so we suggest an intermittent screen that fills in the gaps between the trees. It does not need to be solid and could be enhanced to become a signature feature along Denali.

**Response: Berming and enhanced landscaping has been added along Denali to provide additional screening for the dock doors. A section has been provided on Sheet L-2.10**

2B. Provide more information about the changes in the building plane. They are not apparent at the scale of the plans.

***Response: Changes to the building plane are visible in the material board supplied to the Planning Department.***

2C. Add dimensions on the building elevations to show the widths of building segments and heights of features. See Sheet 28 for more information.

***Response: Dimensions have been added to indicate building segments and heights of features.***

2D. Provide a materials board.

***Response: A physical material board has been provided to the Planning Department.***

### **3. Completeness and Clarity of the Application**

3A. The scale of the Site Plan is too small. Per the Site Plan Manual, the minimum scale should be 1"=40'.

***Response: Scale of the site plan has been changed per direction of the City.***

3B. Revise the Letter of Introduction to address a few minor comments.

***Response: Letter of Introduction has been revised per comments.***

#### **Site Plan**

3B. Revise the Site Data on the Cover Sheet to include the following:

- Building Coverage vs. gross floor area (sq. ft. and percentage of coverage)
- Landscape Coverage (sq. ft. and percentage of coverage)
- Hard Surface Coverage (sq. ft. and percentage of coverage)
- Remove trailer parking from total parking calculations
- Show calculations for required vehicle parking
- Adjust accessible parking requirement
- Add bike parking.

***Response: Table has been revised.***

3C. Review the matchlines for accuracy and revise accordingly.

***Response: Matchlines have been revised.***

3D. Remove landscape from the Site Plan sheets.

***Response: Landscape has been removed from the Site Plan sheets.***

3E. Show the details/surface materials and outlines of the patio areas. The materials are not consistent with the landscape plans.

***Response: Patio areas are shown on plans.***

3F. Add the building area on the Site Plan.

***Response: Building area has been added.***

3G. The sidewalks are not visible, partly because the screen used for the sight triangles is too similar. Sight triangles can be identified with a dashed line.

***Response: Linework has been revised.***

3H. Provide bike racks in proximity to each of the 4 primary entries.

***Response: Bike racks have been added to each primary entrance.***

3I. Make sure the surface materials of the plazas/patios are consistent on all the plan sheets. Turn off the AutoCad SHX text and flatten all comments before resubmittal.

**Response: Materials are now consistent on all plan sheets. SHX has been turned off and the files have been flattened.**

3J. An 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: Fixtures have been added to provide necessary illumination.**

3K. Provide street lights for all internal streets, as well as Coolidge and 63<sup>rd</sup> Avenue.

**Response: Street lights have been added.**

3L. Provide details for all proposed freestanding and building lights.

**Response: Details have been included.**

3M. Remove the buildings from the Photometrics Key Map.

**Response: Surrounding future buildings have been removed from the key map.**

3N. Reference the redlines for all comments and notations.

**Response: Comment acknowledged, thank you.**

#### **Final Plat**

3G. Because the improvements are off-site, clarify the timing of the right-of-way dedication for 63<sup>rd</sup> Avenue and Coolidge.

**Response: The ROW for Coolidge and 63<sup>rd</sup> Avenue is part of the Filing No. 4 Plat (put together by Martin & Martin).**

3H. Review and revise the match lines.

**Response: Matchlines have been revised**

#### **4. Landscaping Issues**

4A. The site data on Sheet 12 needs to be consistent with the data on the cover sheet.

**Response: Table has been updated.**

4B. All shrubs and grasses in the curbside landscape must be 5 gallon minimum. Additionally, the minimum shrub count has not been provided, nor have tree equivalents been added. Please revise the table. There is a maximum of 40% grasses within the curbside landscape, so please add the percentage to that category.

**Response: Curbside landscape sizing has been revised. All landscape tables have been revised per comments.**

4C. Add the tree and shrub equivalents per Section 146-4.7.A.3.7. Make sure the landscape requirements are being met per the equivalent calculations.

**Response: This has been added and noted.**

4D. Verify the types of free-standing lights.

**Response: Refer to photometric plans.**

4E. Include all proposed surface materials, including asphalt, etc. in the Landscape Notes.

**Response: All surface materials related to landscape have been added to the landscape notes. For asphalt and any other surface materials related to civil, please refer to the site plan.**

4F. Revise the Planting Schedule to add a water usage column and to re-categorize a few shrub types.

**Response: Water usage column has been added,**

4G. Show free standing lights on the landscape plans. Add lights and hydrants to the Legend.

**Response: Refer to photometric plans.**

4H. Parking lot landscape islands should include 2 different plant types. At least one should not be a ground cover.

**Response: This has been updated.**

4I. Plant massing is okay, however, 30+ plants is excessive. Please mix up the plant material to reduce the very large masses to incorporate more variety and interest.

**Response: Plant masses over 30+ have been broken up and additional plant variety has been provided.**

4J. Identify planting constraints within the easement or clarify “expiration” of the temporary easements.

**Response: The easement expired on May 4<sup>th</sup>, 2021 and should not constrain planting.**

4K. Review the ground material in the utility yards and make sure it is consistent with the site plan.

**Response: Updated. Material now consistent with Site Plan.**

## **5. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

5A. 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: Comment acknowledge, thank you.**

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **6. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)**

#### **Site Plan**

6A. The Site Plan will not be approved until the Preliminary Drainage Study is approved.

**Response: Preliminary Drainage is going through the process of review and approval.**

6B. Show and label proposed street lights on 63<sup>rd</sup>, Coolidge and the Private Drive. Street lights in public ROW must meet COA standards. Add a note that street light locations are conceptual and that final street light locations will be determined with photometric analysis submitted with the street lighting plan in the civil plan submittal.

**Response: Streets lights have been shown and labeled. The note has been added to the plans.**

6C. Label the 100-year water surface elevation for the detention pond. Label the slopes in the pond bottom. A minimum of 2% is required.

**Response: 100-year WSEL has been labeled.**

6D. On all grading sheets, label slopes in streets, at access points and landscape areas in addition to the slope labels in the site.

**Response: Labels have been added.**

6E. Add a note indicating if the storm sewer system is public or private and by whom it will be maintained.

**Response: A note has been added.**

6F. Label the slopes away from the building or add a note indicating the minimum slope requirements. The minimum slope away from the building is 5% for 10' for landscape areas and a minimum of 2% for impervious areas.

**Response: Labels have been added.**

6G. Some trees are located too close to the storm sewer.

**Response: Tree/Storm sewer conflicts have been resolved.**

### Final Plat

6H. An access easement is required from the drainage easement to the right-of-way.

**Response: Easement has been added.**

6I. A 20' lot corner radius is required at Denali and 60<sup>th</sup> Avenue.

**Response: Corner radius has been revised.**

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

#### Site Plan

7A. Match intersection control and lane criteria in Figure 12 of the TIS.

**Response: Criteria has been matched.**

7B. Update the linework at Coolidge St. and 64<sup>th</sup> Avenue for a signalized location.

**Response: Linework has been updated.**

7C. Based on the TIS, the Coolidge and 63<sup>rd</sup> Ave. intersection is an east/west stop. Please adjust the sight triangles.

**Response: Sight triangles have been adjusted.**

7D. A southbound right turn lane is required on Denali based on the TIS (55(31) vehicles, 50' with taper is appropriate).

**Response: The turn lanes on Denali are now shown on the Site Plan.**

7E. Two outbound lanes are needed at Denali and Drive B (left and through/right).

**Response: The turn lanes on Denali are now shown on the Site Plan.**

7F. Review tree location(s) vs. stop sign with COA STD TE-13.3.

**Response: Tree locations have been revised to not conflict with stop signs.**

7G. Add stop signs where noted on the redlines. Adjust the leader lines on Sheet 10 to show the locations of stop signs.

**Response: Stop signs have been added where noted.**

7H. See redlines to reference all comments.

**Response: Comment acknowledge, thank you.**

**8. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

#### **Site Plan**

8A. Add the note provided on Sheet 2 of the redlines.

**Response: Note has been added.**

8B. Replace "handicap" with accessible.

**Response: This has been revised.**

8C. Provide an accessible ramp at accessible parking spaces.

**Response: Accessible ramp has been provided.**

8D. Identify the Fire Service Line using the example provided on Sheet 9.

**Response: Fire Service Line has been revised.**

8E. See Sheet 9 of the redlines for a new fire hydrant location. The 2015 IFC section 507 requires a fire hydrant within 100' of the FDC.

**Response: New fire hydrant locations have been added.**

8F. Show Knox Box locations on the building elevations.

**Response: Knox Box locations are indicated on updated building elevations.**

8G. Show all accessible routes and the fire lane easement on the Photometric Plan.

**Response: Refer to photometric plans.**

8H. Make sure easement names are consistent with the plat.

**Response: Easement names are consistent with the plat.**

#### **Final Plat**

8J. The turning radii for a 26' fire lane easement are 26' inside and 49' outside.

**Response: Comment acknowledge, thank you.**

8K. Review the information in Detail C on Sheet 4.

**Response: Comment acknowledge, thank you.**

**9. Aurora Water** (Nina Khanzadeh / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

#### **Site Plan**

9A. Water main needs to be located in a landscaped area within a pocket utility easement. Reference Section 5 of the Aurora Water (AW) standards for dimensions.

**Response: Location has been revised to be within a landscaped area.**

9B. Sizing of the water main is required for the civil plans. Note that a fixture unit table and meter sizing table will be required.

**Response: Comment acknowledge, thank you.**

9C. The water line downstream of the main is listed as private. Upstream is public.

**Response: Comment acknowledged, thank you.**

9D. List sanitary sewer as private downstream of the connection point to public service.

**Response: Updated.**

9E. Bollards are not required for fire hydrants located behind curb and gutter.

**Response: Bollards have been removed.**

9F. Indicate the size of all fire hydrant easements. Reference Section 5 of AW standards.

**Response: Size has been indicated.**

9G. Confirm all utility easements are free from obstructions (trees, plants, etc).

**Response: This has been confirmed.**

**10. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

#### **Site Plan**

10A. Per the High Point at DIA Master Plan, the commercial park is to be completed with the first TCO of PA-29. Add the following note: "Commercial Park landscaping is to be completed with this project- reference DA-2233-00 for approved design."

**Response: The note above has been added.**

#### **Final Plat**

10B. Add the commercial park tract and public access as previously commented.

**Response: This has been added.**

**11. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

11A. There are several easements and rights-of-way shown that need to be dedicated by separate document.

Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for easement questions or concerns.

**Response: We are in contact with Andy Niquette to coordinate easement dedication documents.**

11B. Objects located in proposed easement(s) need to be covered by a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement questions or concerns.

**Response: License agreement process has started with Grace Gray.**

#### **Site Plan**

11C. Label easements, bearings, distances as noted on the redlines. Make sure labels are consistent with the plat.

**Response: Labels have been added and are consistent.**

11D. Add reception numbers for dedicated easements and right-of-way.

**Response: Reception numbers have been added.**

#### **Final Plat**



11E. Provide an updated Title Commitment that is within 120 days of the plat approval date.

***Response: Updated title commitments have been included with this submittal.***

11F. Provide a certificate of Taxes Due obtained from the County treasurer's office.

***Response: A certificate of taxes due has been included with this submittal.***

11G. Provide recordation information of adjacent plat and right-of-way dedication.

***Response: This has been provided.***

11G. Revise references to match the monument record.

***Response: References have been revised.***

11H. Reference redlines for all comments and notations.

***Response: Comment acknowledge, thank you.***