



August 21, 2018

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

**RE: Second Submission Review, August 9, 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.

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:
  - Please delete "Sidewalks and Patios" from the Data Block.  
**RESPONSE: Deleted.**
  - Please delete "Present" from "Present Zoning Classification" in the Data Block.  
**RESPONSE: Deleted.**
  - Please label abutting zone districts, adjacent lot lines and adjacent plat information.  
**RESPONSE: Labeled.**
  - Make the property line on the landscape plan more distinct.  
**RESPONSE: Revised.**
  - Remain consistent with font uses.  
**RESPONSE: Revised.**
  - Please show and label the accessible route to the building from the Public Way through the gate.  
**RESPONSE: Shown.**
  - Need to label and show an accessible gate for employees and the public. Please explain in detail how this gate will work.  
**RESPONSE: Labeled and shown. This gate is not for public access. The gate will have a lock for employee access with code compliant egress hardware.**



2. Fences and Gates

- Please include a cross section showing the proposed pedestrian gate with proposed materials and colors.  
**RESPONSE: Material and Colors are labeled and shown on Site Detail Sheet.**
- Please explain how this pedestrian gate will be accessed by pedestrians.  
**RESPONSE: Labeled and shown. This gate is not for public access. The gate will have a lock for employee access with code compliant egress hardware.**

3. Site Plan Technical Details

Cover Sheet (2005 Sheet Set)

- Please add reference to updated data block on the new Site Plan. "Updated data block on amended page 1". Also add a delta 2 and cloud boxed around text to indicate amendment.  
**RESPONSE: Labeled and shown.**
- Please add the previous amendment date to the Amendment Block before adding this reference to the most recent amendment.  
**RESPONSE: previous date not available.**
- Please number original pages sequentially. New sheets at the end of this packet can follow this numbering or start with "Amended Sheet 1".  
**RESPONSE: Labeled and shown.**

Sheet 2 (2005 Sheet Set)

- Please revise added note "7" to read "17" in order to maintain sequential ordering.  
**RESPONSE: Labeled and shown.**
- Number added notes "The Developer..." And "Emergency Responder..." to "18" and "19", respectively.  
**RESPONSE: Labeled and shown.**

Sheet 7 (2005 Sheet Set)

- Add the following text to this note: "Additional trash enclosure to be added to "Lot 1, Block 1, Tower Center Partners, Subdivision Filing No.4".  
**RESPONSE: Labeled and shown.**

Sheet 10 (2005 Sheet Set)

- Please amend these notes to match the amended notes on page 2 of the original Site Plan.  
**RESPONSE: notes amended and shown.**

Sheet 1 (New Sheet Set)

- Per the first review, please add abutting zone districts, adjacent lot lines and adjacent plat information.  
**RESPONSE: Added.**
- Per the first review, please delete "Sidewalks and Patios" from the Data Block.  
**RESPONSE: Deleted.**



- Per the first review, please delete “Present” from “Present Zoning Classification” in the Data Black.  
**RESPONSE: Deleted.**
- The shading for the proposed recycled asphalt pavement area is too dark. No shading is necessary since the material type has been listed and included in the legend.  
**RESPONSE: This area has been lightened but retained to show the material type** corresponding to the legend.
- Please add the following note: "Light fixtures and trash enclosures to match existing."  
**RESPONSE: Added.**
- Please add "Amendment" to the end of the title for all new sheets.  
**RESPONSE: Added.**

#### Sheet 4 (New Sheet Set)

- What do the numbers provided on the elevation set refer to?  
**RESPONSE: construction grid lines.**
- What do the letters refer to?  
**RESPONSE: construction grid lines.**
- Please move this detail to the details sheet for the original site plan. Red line cloud and delta 2 should also be included.  
**RESPONSE: details moved.**
- Please include colors and materials proposed for the pedestrian gate.  
**RESPONSE: colors noted.**

#### Sheet 5 (New Sheet Set)

- Please add this to the original details sheet with delta 2 and cloud lines.  
**RESPONSE: cutsheet details moved.**
- This is unnecessary information for this sheet.  
**RESPONSE: cutsheet details deleted.**

#### Sheet 6 (New Sheet Set)

- Per the first review, make the property line more distinct.  
**RESPONSE: property line changed.**

4. Landscape Design Issues  
No additional comments at this time.  
**RESPONSE: Noted.**



5. Building Department and Life Safety

Site Plan Comments Sheet 2 (2005 Sheet Set)

- Please revise Note 4 – Add: “The City of Aurora enforces handicapped accessibility requirements based on the 2015 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117-2009.” and Delete: “The Accessible exterior routes shall comply with UBC Chapter 11, Appendix 11, and CAB/ANSI 117.1.”  
**RESPONSE: revised as noted.**
- Please revise Note 8 – Add: “the Aurora City Code of Ordinance, Chapter 126 – Article VII – Numbering of Buildings.” and Delete: “126-271 and 126-278 of the Aurora City Code.”  
**RESPONSE: revised as noted.**

Sheet 10 (2005 Sheet Set)

- Please edit Note 4 – Add: “The City of Aurora enforces handicapped accessibility requirements based on the 2015 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117-2009.” and Delete: “The accessible exterior routes shall comply with UDO Chapter 11, Appendix 11, and CAB/ANSI 117.1.”  
**RESPONSE: revised as noted.**
- Please edit Note 8 - Add “the City of Aurora Code of Ordinance, Chapter 126 – Article VII – Numbering of Buildings.” and Delete: “126-271 and 126-278 of the Aurora City Code.”  
**RESPONSE: revised as noted.**

Sheet 1 (New Sheet Set)

- Please show and label the existing Fire Hydrant.  
**RESPONSE: Shown and labeled.**
- Please explain how the public will be able to access the building through this gate during business hours without any assistance.  
**RESPONSE: Labeled and shown. This gate is not for public access. The gate will have a lock for employee access with code compliant egress hardware**
- Please relabel 23’ Fire Lane Easement  
**RESPONSE: 24’ Fire Lane Easement labeled.**
- Please show curb stop and sign.  
**RESPONSE: Shown.**
- Add symbol.  
**RESPONSE: Added.**
- Add “Van Accessible” to detail description.  
**RESPONSE: Added.**

Sheet 3 (New Sheet Set)

- Please relabel 24’ Fire Lane Easement.  
**RESPONSE: Labeled.**



Sheet 5 (New Sheet Set)

- Please relabel 24' Fire Lane Easement.

**RESPONSE: Labeled.**

6. Civil Engineering

Site Plan Comments Sheet 1

- Per pre-app notes and previous comments, existing curb ramps need to be updated to current City of Aurora Standards per Standard Detail S9, typical.

**RESPONSE: Existing curb ramp will be updated to current City of Aurora Standards per Standard Detail S9.10 and S9.4.**

- Elements of the detention pond need to be shown on the site plan including outlet structure, maintenance access path, 100-yr water surface elevation, etc.

**RESPONSE: Shown.**

- Please label/dimension existing sidewalk, typical.

**RESPONSE: Labeled and dimensioned.**

Sheet 2

- Label slopes.

**RESPONSE: Labeled.**

- Add flow direction arrows.

**RESPONSE: Added.**

- Elements of the detention pond need to be shown on the site plan including outlet structure, maintenance access path, 100-yr water surface elevation, etc.

**RESPONSE: Shown.**

- Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.

**RESPONSE: Understood.**

- Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.

**RESPONSE: Revised.**

- Add a note indicating if the storm sewer system is public or private and who will maintain it.

**RESPONSE: Added note indicating the storm sewer system is private and will be maintained by the owner.**

Sheet 3

- Please add a note indicating if the storm sewer system is public or private and who will maintain it.

**RESPONSE: Added note indicating the storm sewer system is private and will be maintained by the owner.**

- Elements of the detention pond need to be shown on the site plan including outlet structure, maintenance access path, 100-yr water surface elevation, etc.

**RESPONSE: Shown.**



Sheet 5

- 23rd Avenue is a local street. SL-1 is the appropriate label and local street standards shall apply.

**RESPONSE: revised as noted.**

7. Real Property  
No additional comments at this time.

**RESPONSE: Noted.**

8. Traffic Engineering

Site Plan Comments Sheet 1

- Missing Sight Triangle at this location.  
**RESPONSE: Added.**
- Correct arrow location.  
**RESPONSE: Revised.**
- Please label Sight Triangles and extend into roadway to ensure that the length is appropriate.

**RESPONSE: Labeled and Extended.**

Sheet 6

- Show sight triangles per COA STD TE-13.1 - on the Landscaping Plan. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. Add note: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

**RESPONSE: revised as noted.**

9. Parking

Operational Plan Sheet 2

- What is facilitating the need to assign/allocate employees to the public streets and not in your own surface parking lot?

**RESPONSE: revised as noted.**

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

Regards,

Chris Hill, PE  
Project Manager