

# WARE MALCOMB

ARCHITECTURE  
PLANNING  
INTERIORS

CIVIL ENGINEERING  
BRANDING  
BUILDING MEASUREMENT

July 16, 2024

Erik Gates

City of Aurora Planning Department

15151 E. Alameda Parkway, Ste. 2300

Aurora, Colorado 80012

Re: Third Submission Review – Majestic Commercenter Building No. 29 Parking Lot – Site Plan Amendment and Plat

Application Number: DA-1127-35

Case Numbers: 2015-6012-04; 2019-3058-00

Dear Erick Gates,

Thank you for your review of our third Infrastructure Site Plan and Plat amendment which was submitted on May 13<sup>th</sup>, 2024. Below you will find our responses to comments in blue. Should you have any questions or comments, please feel free to contact me at 303-561-3333

Sincerely,

Max Newstrom, P.E.

# WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

## PLANNING DEPARTMENT COMMENTS

### 1. Community Questions, Comments and Concerns

1B. There were no community comments received on this review cycle.

WM Response: Thank you for your review.

### 2. Completeness and Clarity of the Application (Comments in teal)

2A. There were no more completeness or clarity comments on this review.

WM Response: Thank you for your review.

### 3. Zoning and Land Use Comments (Comments in teal)

3A. There were no more zoning or land use comments on this review.

WM Response: Thank you for your review.

### 4. Streets and Pedestrian Issues (Comments in teal) [Site Plan page 4]

4A. Please have the sidewalk along the truck spaces connect to the rest of the internal sidewalk network. Make use of crossings and ramps where needed.

WM Response: The walk behind the truck parking is intended to allow drivers access to the trailers and does not connect to the internal sidewalk network. This area is currently fenced in and constructed.

### 5. Parking Issues (Comments in teal)

5A. There were no more Parking issues on this review.

WM Response: Thank you for your review.

### 6. Architectural and Urban Design Issues (Comments in teal)

6A. There were no more Architectural or Urban Design issues on this review.

WM Response: Thank you for your review.

### 7. Signage Issues (Comments in teal)

7A. There were no more signage comments on this review.

WM Response: Thank you for your review.

### 8. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal) [Site Plan Page 7]

8A. Regardless of client direction, the previous code and the current code do not permit more than 33% high water use landscape, sod in particular. Please correct the plan and the table.

THK Response: Site has already been constructed with 64% of landscape as sod. Note added to plans to reflect this.

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

**9. Civil Engineering** (Christopher Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in green) [Site Plan Page 1]

9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage (RSN 1416663 / 1802470) is approved.

WM Response: Understood, the Preliminary Drainage Plan and Report have been revised and resubmitted for approval.

9B. Please remove AutoCAD SHX test items in the comment section. Please flatten to reduce select-ability of the items.

WM Response: All AutoCAD SHX text is to be removed from the next submittal.

**10. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber) [Site Plan Page 4]

10A. Typical space length is 19'.

WM Response: As this parking lot has already been constructed and in an effort to keep the drive aisles 26' wide and not to impact the fire lane easement, the client has elected to have these spaces remain at 18'. A variance request is to be included with this submittal.

10B. Leader to sidewalk appropriately. [Site Plan Page 11]

WM Response: Leader placement has been revised.

10C. The car count on this sheet differs from Sheet C9

WM Response: Parking count is now consistent with the civil drawings.

**11. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue) [Site Plan Page 3]

11A. Update the text in this note to 2017.

WM Response: Note has been revised.

11B. Update the text in this note to 2021. [Site Plan Page 4]

WM Response: Note has been revised.

11C. A license agreement through Land Development Review Services will be needed for the gate across the fire lane.

WM Response: Understood, license agreements are to be prepared and submitted accordingly.

11D. Show fire lane turning radii. Typical

WM Response: All fire lane turning radii are now annotated.

11E. Provide a minimum of 6" clearance from bottom of gate to finished grade.

WM Response: Dimension showing 6" minimum clearance is now shown on detail.

11F. Show Knox box.

WM Response: Knox box is now shown on detail.

11G. Label Proposed Sidewalk as Accessible route.

WM Response: No ADA routes are proposed in this section of the site although the sidewalks comply with ada requirements.

11H. The site data block indicates accessible parking spaces and van but this sheet doesn't show accessible parking.

Please  
clarify. [Site  
Plan Page 7]

WM Response: Site data block is meant to show the accessible parking spaces that are already provided on site. The data block has been revised accordingly.

11I. Label the fire hydrant and show the FH symbol in the legend. [Site Plan Page 11]

THK Response: Fire hydrant labeled and shown in legend.

11J. Label and show all accessible routes with a heavy dashed delineation.

WM Response: This portion of the site does not have ADA routes although its private walks comply with the ADA requirements. The existing ADA routes to the building remain.

[Plat Page 2]

11K. Fire lane turning radii for a 23' fire lane easement are inside 29' and outside 52'. Typical.

WM Response: Fire lane radii have been revised to conform with the standards.

**12. Aurora Water** (Steven Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red) [Site Plan Page 4]

12A. This lot requires an irrigation water meter for the landscaping needs. Please show the irrigation water meter location with a 10' water utility easement.

WM Response: Per the irrigation plans to be submitted with this document for reference, the irrigation for this site was tapped off the existing site's main line and utilizes its meter.

**13. Revenue/TAPS** (Melody Oestmann / [moestman@auroragov.org](mailto:moestman@auroragov.org))

13A. Storm Drain Development Fee Due: 5.441 acres x \$1242/acre = \$6757.72.

WM Response: Understood, thank you.

**14. Land Development Review** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

14A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.

14B. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

WM Response: Certificate of Taxes Due is to be provided with plat approval.

14C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

WM Response: Understood, these items will be checked before sending the plat in for recording. Thank you.

14D. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

WM Response: Monument records will be provided with this submittal.

14E. Easement to be dedicated by separate document need to show the reception number or remove them, if not executed at the time of plat acceptance. [Site Plan Page 1]

WM Response: Understood, if easements are not executed at the time of plat acceptance, reception numbers will be removed.

14F. Revise the property description to include the additional area. [Site Plan Page 4]

WM Response: Areas are now correct.

14G. Match exterior parcel boundary bearing and distance/curve data with the plat.

WM Response: Bearings and distances and curve data have been updated to match the plat.

14H. Show & Label all existing easements to match the plat & include Reception Numbers for those easements.

WM Response: All existing easements are now shown and called out to match the plat.

14I. Gates across the Fire Lane Easement will require a license agreement.

WM Response: License agreements to be submitted with this submittal.

# WARE MALCOMB

ARCHITECTURE  
PLANNING  
INTERIORS

CIVIL ENGINEERING  
BRANDING  
BUILDING MEASUREMENT

14J. Will this plat create an unusable remnant? [Plat Page 1]

WM Response: Pond IG-A culvert outfall into channel is now called out accordingly.

14K. Revise the vicinity map to show ½ mile each direction from the site exterior and label all publicly dedicated roads within the same. Label the County line between Denver & Adams and label the Cities.

14L. Aerial easement language may be required (see title commitment B-2 Item #20)

WM Response: Understood, thank you.

14M. Notes – Insert “or tract” in several places.

WM Response: Text revised.

14N. Surveyors Certification – match language from the COA 2023 Subdivision Plat Checklist.

WM Response: Text revised.

14O. Remove the Clerk & Recorder’s Certificate as Adams County now stamps this information on the plat. [Plat Page 2]

WM Response: Clerk & Recorder’s certificate has been removed.

14P. Provide monument record for the N ¼ S27 & E ¼ S27.

WM Response: Monument records are now provided.

14Q. Provide the recording information for all easements labeled with “To be dedicated by separate document” or remove the easement and reference, if those easements are not recorded at the time of plat acceptance (Sheet 3 too).

WM Response: Legal descriptions to be provided with submittal.

14R. Label Street Name, ROW width & recording information for 38th Avenue & Himalaya Road.

WM Response: Street name and ROW width is now provided.

14S. Label Curve data for exterior parcel boundary along Himalaya Road.

WM Response: Curve data added to the property boundary.

14T. Fully describe all monuments.

WM Response: All monuments are now fully described.

14U. Tie all found monuments to the survey with Bearings and Distances.

WM Response: Monuments are now tied.

14V. Match the legend and graphics line types.

WM Response: Legend and plans are now consistent.

14W. Will this plat create an unusable remnant?

# WARE MALCOMB

ARCHITECTURE

PLANNING

INTERIORS

CIVIL ENGINEERING

BRANDING

BUILDING MEASUREMENT

WM Response: Pond IG-A culvert outfall into channel is now called out accordingly.

**15. Xcel Energy Public Service Co (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))** 15A. There were no more comments from Xcel Energy on this review.

WM Response: Thank you for your review.