

February 3, 2021

City of Aurora  
Attn: Debbie Bickmire  
15151 E. Alameda Pkwy  
Aurora, CO 80012

**Re: Initial 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 initial submission for High Point Hyde Industrial Building No. 1 Site Plan and Replat along with City staff. Valuable feedback was received on December 21, 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, [awenlund@norris-design.com](mailto:awenlund@norris-design.com).

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

Sincerely,  
Norris Design



Allison Wenlund  
Senior Associate

## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Mitigate visibility of the loading area from the public street (Planning)
- Add articulation to the building façade (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)
- Show accessible route, adjust hydrant locations, revise the Site Data (Life/Safety)
- Initiate easement and right-of-way dedication (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. Notification was sent to 6 adjacent property owner and six (6) outside agencies and one (1) registered neighborhood group. No comments received from adjacent property owners or neighborhood group. Comments were received from two outside agencies and are included or attached to this letter.

**Response: Noted, responses to the outside agency comments are included herein.**

#### **2. Zoning and Land Use Comments**

2A. Revise the Letter of Introduction to discuss what is proposed in the Phase 1 Site Plan. The description should include, at a minimum, the building size, type of use, proposed number of tenants (can be a range depending on users), type of construction, number of dock doors, and include a general operations plan. Include how the proposed site plan meets the approval criteria found in Section 146-5.4.3.B.2.

**Response: Noted, the letter of introduction has been revised to include this information and is included with the resubmittal.**

2B. Add a sheet that shows the entire site, the drainage easement and the proposed streets.

**Response: The requested sheet showing the entire site, drainage easement, and proposed streets has been added to the plat.**

#### **3. Streets, Easement and Pedestrian Issues**

3A. The Pre-App notes identified the need for the internal access that meets private street design standards, including a detached sidewalk and curbside landscape. Please revise Private Drives A and B to include, at a minimum, a detached sidewalk on one side. The requirements were outlined in the High Point-Hyde Preliminary Plat.

**Response: Noted. Private Drives A and B have been revised to include a detached sidewalk on one side.**

3B. There is a "Temporary Work Space" easement and a "Right-of-Way" easement paralleling Denali Street. Identify the constraints of these easements and provide verification from the utility provider that trees are permitted within the easement.

**Response: Noted. Information on this easement and ROW is being coordinated and will be verified on a future submittal.**

3C. Show the accessible route to the public street.

**Response: The accessible route is now shown.**

#### **4. Building Orientation and Architecture**

4A. Code Section 146-4.8.10.C states loading doors and operations shall occur within the interior of the site and not be visible from a public right-of-way. Are there physical site constraints that prevent compliance with this standard? What design alternatives are proposed to reduce visual and noise impacts of loading doors and operations on abutting rights-of-way? Provide justification for the proposed building orientation in the letter of introduction. A major adjustment may be required, which would have to be approved by the Planning and Zoning Commission.

**Response: Noted, this topic has been added to the Letter of Introduction.**

4B. The design standards for industrial buildings (Section 4.8.10.D.1) requires a minimum of 2 changes in the wall plane.

**Response: Noted, 2 changes in the wall plane are provided.**

4C. Parapet heights should vary by a minimum of 1-foot with a distance between not to exceed 50 feet.

**Response: Noted, thank you.**

**5. Completeness and Clarify of the Application**

5A. Move the Site Data Block to the cover sheet and revise it to include the zone district, number of stories, required and proposed accessible/van accessible parking spaces, required and proposed bike parking, number of dock doors.

**Response: The Site Data Block has been moved to the Cover Sheet and now includes this information.**

5B. Use the city standard signature block and add the required Site Plan notes.

**Response: Noted, the City standard signature block has been updated as requested.**

5C. Show any proposed monument signage on the Site Plan and the Landscape Plans.

**Response: Signage is labeled on the landscape plans.**

5D. Include details for retaining walls and screen walls.

**Response: Details have been added for seat walls and retaining walls.**

5E. A standard parking space should be 9' wide by 19' long. See Section 146-4.6.5.D.6 for requirements.

**Response: All standard parking stalls have been revised to meet the 9'x19' specification.**

5F. Provide the area of the drainage easement.

**Response: The drainage easement covers 3.15 acres – this is now labeled on the site plan.**

5G. Clarify the primary building entrances.

**Response: Primary building entrances have been labeled.**

5H. Remove all contractor related notes.

**Response: Notes have been removed.**

5I. Label trailer storage areas.

**Response: Trailer storage areas have been labeled.**

5J. Add adjacent plat information. Remove the names of property owners of unplatted lands.

**Response: Adjacent plat information has been provided and the property owners' names have been removed from unplatted lands.**

5K. Identify where mechanical equipment will be located. Show the location(s) of any ground or wall mounted equipment and provide screening.

**Response: Utility Yards are shown on the site plan.**

5L. Include dimensions for the proposed pergola, including the maximum height.

**Response: Dimensions and maximum height have been added for the pergola on sheet L-3.01**

5M. Add the total number of light fixture type in the Lighting Fixture Schedule.

**Response: Noted. The total number of light fixture types have been added to the Lighting Fixture Schedule.**

5N. Increase font size used for sheet titles.

**Response: The font sizes used for sheet titles have been increased.**

5O. Turn off the AutoCad SHX text. Make sure plans are flattened.

**Response: AutoCAD SHX text has been turned off and the plans have been flattened.**

5P. Add Denali Street to the Final Plat Vicinity Map

**Response: The vicinity maps have been updated on both the Final Plat and Site Plan.**

5Q. See redlines for all comments.

**Response: Noted, all redline comments have been reviewed and addressed.**

## **6. Landscaping Issues**

6A. Clarify the area included in the Open Space. Is this the detention area?

**Response: Detention area is not included in any landscape calculations or charts.**

6B. Show the right-of-way easement that parallels Denali Street. Identify planting constraints within the easement.

**Response: The ROW Easement has been added to the landscape plans.**

6C. Add a Site Data Table and identify the maximum percentage of cool season grasses.

**Response: Site Data table and cool season grass percentage has been added.**

6D. Revise the non-residential building perimeter landscape require to 1 tree equivalent per 40 linear feet of building elevation.

**Response: The table has been revised as requested.**

6E. Add landscape requirements for Drive A and Drive B.

**Response: The landscape requirements have been added.**

6F. The minimum size of deciduous ornamental tree is a 2" caliper. Please revise the Planting Schedule.

**Response: The planting schedule has been revised.**

6G. Street trees need to be seedless. Please revise the proposed canopy trees accordingly.

**Response: Noted, the trees have been replaced.**

6H. Redbud trees do not do well in this climate/elevation. Please replace with a more suitable species.

**Response: Redbud trees have been replaced with Spring Snow Crab Apple.**

6I. Review proposed plant material and make sure all is included in the Planting Schedule.

**Response: All plant material is included in the plant schedule.**

6J. Revise and/or provide the missing data in the Planting Schedule.

**Response: The plant schedule has been revised.**

6K. Remove the General Notes on Sheet 13 and provide all required information in the standard landscape notes.

**Response: General notes have been removed and the Standard Notes have been updated per comments.**

6L. Add trees to terminate islands as shown on the redlines.

**Response: Trees have been added to terminate islands, where feasible. Islands located in the parking lot on landscape sheet L-2.00 are too small to accommodate a tree.**

6M. Show and dimension the landscape buffers.

**Response: Landscape buffers have been labeled and dimensioned.**

6N. Comments regarding the High Point-Hyde Preliminary Plat recommended including the landscape for the off-site streets (63<sup>rd</sup> Ave. and Street A to 64<sup>th</sup> Ave.) in this Site Plan.

**Response: Landscape for these two streets have been added to this plan.**

6O. Parking lot landscape and screening is required; however, a table is not. The Parking Lot Landscape and Screening Table can be removed.

**Response: Table has been removed.**

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

7A. Please provide a digital .shp or .dwg 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: The requested information has been previously provided.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

8. **Civil Engineering** (Kristine Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)  
**Site Plan**

8A. The Site Plan will not be approved until the Preliminary Drainage Study is approved.

**Response: Acknowledged.**

8B. Add the notes provided on redline Sheet 2.

**Response: The requested notes have been included.**

8C. An access easement is required from the right-of-way to the drainage easement.

**Response: Noted. An access easement has been included from the right-of-way to the drainage easement.**

8D. Is there no other stop control at this intersection besides from the 1B site? Directional ramps should be provided where there is a stop control.

**Response: Noted. Directional ramps are now provided where stop control is shown.**

8E. Align the accessible route with the proposed sidewalks.

**Response: The accessible route is aligned with the proposed sidewalks.**

8F. Show and label the 100-year water surface elevation. The minimum slope for a pond bottom is 2%.

**Response: The 100-year water surface elevation is now shown on the requested plan.**

8G. Label all slopes. The minimum slope for asphalt is 1% concrete is 0.5% and 2% for non-paved areas.

**Response: Slopes have been provided.**

8H. See comments regarding proposed slopes on redlines Sheets 7-8 and revise the plans accordingly.

**Response: Noted. The comment has been reviewed and the plans have been revised accordingly.**

8I. Add a note indicating if the storm sewer system is public or private and by whom it will be maintained.

**Response: The storm sewer is now indicated as private on the plans.**

8J. Ensure there is a minimum 10-foot separation between trees and the storm sewer.

**Response: Noted. There is a 10-foot minimum separation between trees and storm sewer lines.**

#### **Final Plat**

8K. An access easement is required from the drainage easement to the right-of-way.

**Response: Noted. An access easement has been included from the right-of-way to the drainage easement.**

#### **9. Traffic Engineering (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber) Traffic Impact Study**

9A. The Traffic Impact Study (TIS) has been approved unless the 63<sup>rd</sup> and Coolidge Street intersection will be modified from a 4-leg intersection to a T-intersection. The ISP includes a fourth leg for this intersection. Include this updated analysis.

**Response: Westbound continuation will be a maintenance access path and will not be a designed roadway.**

#### **Site Plan**

9B. Add auxiliary lanes as identified in this TIS.

**Response: Noted, see responses to specific locations below.**

9C. Add sight triangles to all interior access points to private roadways.

**Response: The requested site triangles have been provided.**

9D. A southbound right turn lane is required on Denali St. at 63<sup>rd</sup> Avenue, as identified in the TIS.

**Response: Noted. A southbound right turn lane will be provided. This turn lane will be designed and depicted via an amendment to the Denali Street Infrastructure Site Plan and construction documents. This will be coordinated separately with the City.**

9E. The westbound continuation of 63<sup>rd</sup> Avenue is not shown in the TIS. Update the TIS if a 4-leg intersection is proposed.

**Response: Westbound continuation will be a maintenance access path and will not be a designed roadway.**

9F. Label future intersection controls.

**Response: Future intersection controls are now shown.**

9G. Include a pedestrian connection to Drive B and the internal intersection.

**Response: A pedestrian connection to Drive B has been provided.**

9H. Align internal access points.

**Response: Internal access points have been aligned or removed if they were showing a future phase of construction.**

9I. Update parking signage to be graphic.

**Response: Noted. The parking signage to be shown on accompanying detail sheets.**

9J. The maximum height of plant material in the sight triangle is 26". Add sight triangles on the landscape plans and review height of landscape material.

**Response: Noted, sight triangles are now shown on the landscape plans.**

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

**Site Plan**

10A. Revise the Site Data and add van accessible parking, and identify if the building will have sprinklers (or not).

**Response: Noted, the Site Data has been revised as requested.**

10B. Revise and/or add notes as provided on Sheet 2 of the redlines.

**Response: The requested notes have been provided.**

10C. The accessible route needs to be shown on the nearest right-of-way.

**Response: Noted. The accessible route is shown.**

*Sheets 10-11*

10D. Add fire hydrants and/or relocate as shown on the redlines.

**Response: Fire hydrants have been added/relocated as requested on the redlines.**

10E. Provide a bold dashed line to show the exterior accessible route throughout the site to the required accessible entrances, site amenities and transportation stops.

**Response: The exterior accessible route is shown throughout the site to the required accessible entrances, site amenities, and transportation stops.**

10F. Provide an internal water line to support on-site and abutting fire hydrants.

**Response: Noted. An internal water line has been included to support the on-site and abutting fire hydrants.**

10G. Show the fire lane easement(s) with dimensions. Label consistent with the plat.

**Response: The requested fire lane easements are shown and dimensioned.**

10I. Revise signage per graphic signage provided on Sheet 31.

**Response: The signage has been revised per graphic provided.**

**Final Plat**

10J. The turning radii for a 26' fire lane easement are 26' inside and 49' outside. Please review the curve data.



**Response: The fire lane easement turning radii have been designed to ensure a truck can adequately travel through the site. If necessary, turning radii can be shown on a future site plan submittal.**

**11. Aurora Water (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)**

**Site Plan**

11A. Water needs to be looped through this site to provide on-site hydrant coverage and hydrants along the west side of Denali for the frontage of this property. This is due to the water main within Denali not being constructed yet but development requiring hydrants.

**Response: A new waterline has been provided to loop water through the site and provide on-site hydrant coverage.**

11B. The maintenance path is to extend the top of the outlet structure so that a truck may pull up to it.

**Response: The maintenance path now extends to the top of the outlet structure.**

11C. Access must be provided to all manholes.

**Response: Noted. Access will be provided to all manholes.**

11D. What is the slope in the area north of Building 1B? There is concern over hydrant laterals and water mains being placed under steep slopes greater than 4:1. See Sheet 7 for location.

**Response: The slopes in this area do not exceed 4:1 and should therefore not conflict with the hydrant laterals and water mains.**

11E. Indicate whether the fire service line is public or private.

**Response: The fire service line has been labeled as a public service.**

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

**Site Plan**

12A. The pond and associated commercial park have already been submitted as part of an earlier plan set. Are you proposing changes?

**Response: Landscape for the pond and commercial park are a part of the Master Plan submittal. There are no proposed changes to landscape to those area in this submittal. Any landscape changes will be a part of the Master Plan Submittal.**

12B. Note that the full design of the commercial park and landscaping should be submitted within the same plan set. If they are separate please show the full surrounding trail associated with the commercial park as grayed out and identified in the legend. Clearly reference the landscape plans and within the other plan set and note consistency with the plan # listed (not with original condition as this is not acceptable). Note that the completion of the commercial park is tied to the completion of the water quality pond and this building.

**Response: The full design of the pond (and commercial park) will be provided with construction drawings to be completed in the future.**

12C. The access path which doubles as a public access path for the commercial park may not exceed 5% slope. Note that the amenities and public path need to be ADA.

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

**Final Plat**

12D. Please add the limits for the commercial park tract with a public access easement over it.

**Response: The limits for the commercial park tract are still being coordinated, and the tract with public access easement will be added on a future submittal.**



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

13A. There are several easements and rights-of-way shown that need to be dedicated by a separate document. Contact Andy Niquette ([aniquette@auroragov.org](mailto:aniquette@auroragov.org)) for easement questions or concerns.

**Response: Noted. Andy Niquette shall be contacted for questions and concerns in regards to easement and right-of-way dedications.**

13B. 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: Noted. License agreements will be provided for objects located within proposed easements.**

**Site Plan**

13C. Label easements, bearings, distances as noted on the redlines. Make sure labels are consistent with the plat.

**Response: The requested easements, bearings, and distances have been added to the plans.**

13D. Add reception numbers for dedicated easements and right-of-way.

**Response: Many of the easements do not yet have reception numbers, but they will be added once this information is obtained.**

**Final Plat**

13E. Provide an updated Title Commitment that is within 120 days of the plat approval date.

**Response: Noted. An updated title commitment is included with this resubmittal. We acknowledge this may need to be updated once more depending on the timing of the plat approval date.**

13F. Provide recordation information of adjacent plat and right-of-way dedication.

**Response: Recordation information of the adjacent plats will be provided once information is obtained.**

13G. Add, edit or remove the notes as shown on the redlines.

**Response: The notes have been revised as requested on the redlines.**

13H. Add a Block designation and include the area of each lot.

**Response: Block designation and areas of each lot have been included.**

13I. Add the Township and Range to P.M. Add depth shown on the monument record.

**Response: The township and range are now included. The depth from the monument record is shown.**

13J. Connect easement lines, label all easements. See redlines for all notations.

**Response: The easements have been revised as noted on the redlines.**

13K. Review curve data for compliance with Life/Safety requirements.

**Response: Noted. Curve data will be reviewed and plans will be revised accordingly.**

**14. Revenue / Aurora Water / TAPS** (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

14A. Storm Drainage Development Fees due: 103.722 acres x \$1,242.00 = \$128,822.72

**Response: Noted.**

**15. Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed that the plat and plans for **Highpoint – Hyde Industrial Building No. 1** and requests that 10-foot wide perimeter utility easements are dedicate on this plat.

***Response: 10' utility easement was added to the Master Plat. For individual site plans, we'd like to dedicate easements on a per building basis once routing has been determined.***

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/installandconnect](http://xcelenergy.com/installandconnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

***Response: Noted.***

**16. Adams County** (Layla Bajelan ([lbajelan@adcogov.org](mailto:lbajelan@adcogov.org)))

16A. Thank you for including Adams County in this review. It does not appear that any Adams County roads will be affected as a result of this development, therefore the County has no comment on this proposal.

***Response: Noted, thank you.***