

November 3, 2021

Ariana Muca
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: MCRE Apartments – Site Plan Amendment (DA-2270-00; 1982-6017-06)

Dear Ariana,

Please find below our submittal package addressing the 2nd review comments for the proposed MCRE Apartments Site Plan Amendment. This letter is to address comments we received from you on 08-23-2021. To facilitate your review, we have included the original comments in *italicized* font and have provided our responses in **bold**.

Key Comments:

Update the Letter of Introduction and Cover Sheet per Adjustment requests (see Planning)
Response: Revised as requested.

Revise planting plan to screen parking (see Landscape)
Response: Planting plans revised per comments to address screening concerns

Submit drainage to civil DR to obtain approval (see Public Works)
Response: Acknowledged and submitted.

Easement issues and a plat needs to be added to this application or a new application for the plat must be started (see Real Property)
Response: Please see responses in real property comment response section

Planning Department Comments:

2A. All adjustments must be put clearly on the cover sheet of the site plan.
Response: Revised as requested. Further detail of adjustments provided.

2C. You cannot ask for an Aurora Water adjustment at the Planning and Zoning Commission – please take out of cover letter and introduction.
Response: Aurora Water adjustment removed from Cover Sheet. Acknowledged.

2D. In your response to comments – see page AS500 for information. Add page for site details for furnishings such waste receptacles, furnishings, planters, lighting, signage, bike storage, fencing. Are you planning to not have any new site lighting? Any planters? Any benches? Please explain.
Response: Bike rack, railing and parking details are provided. Site lighting and planter details will be included in building permit submittal. If they needed indeed required for this submission the architect will provide to follow next week.

Landscape Plan Comments:

Landscape Plan 4 of 11

Show the property line as a traditional line type. A long dash and two short dashes.
Response: This has been adjusted.



8A. *The PRBE is a nice plant but given the plantings along here are supposed to be screening the parking lot, these are too low to do that.*

Response: These have been replaced with MAAQ.

8B. *Change the adjustment note to read as follows: Adjustments: Then beneath list Section 146--4.7.5K Parking Lot Landscape Islands.*

Response: Amended per comment.

Landscape Details 5 of 11

8C. *Enlarge the Planting Legend as it is too small to read when printed out at 11"x17".*

Response: Legend enlarged.

8D. *Update the City of Aurora Landscape Notes per the comment provided.*

Response: Notes updated

Referral Comments From Other Departments and Agencies:

Civil Engineering Comments:

6A. *The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.*

Response: Acknowledged.

Cover Page 1 of 11

6B. *Comments were added to the drainage documents. The drainage documents must be uploaded by the engineer to the civil DR folder. They will not be reviewed in the planning DA folder.*

Response: Acknowledged. Future submittals will be made to the Civil DR folder and the PDR was uploaded for review. Comments were received 09/01/21 and will be addressed and resubmitted.

6C. *This will be a public document and must be able to be reproduced. Remove the copyright statement.*

Response: Copyright statement removed.

Site Plan 2 of 11

6D. *Directional ramps are required.*

Response: Ramps revised as requested. Revised per the City of Aurora detail S9.11 (Retrofit Curb Ramps)

6E. *Repeated comment: The drainage easement is for the pond limits. The access easement is dedicated from the drainage easement to a public way.*

Response: Easements revised to be separate for access and drainage.

Landscape Details 5 of 11

6F. *Railing required on all walls greater than 30".*

Response: Acknowledged and detail provided on plans.

6G. *This will be a public document and must be able to be reproduced. Revise this statement accordingly.*

Response: Copyright statement has been removed.

Fire / Life Safety Comments:

Site Plan 2 of 11

7A. See comment to turn fire lane sign to face the flow of traffic.

Response: Revised as requested.

Grading Plan 3 of 11

7B. See comment and note for fire service line.

Response: Fire line service added to plans. Pressure calculations will be provided with CD submittals.

Traffic Comments:

Site Plan 2 of 11

8B. Pedestrian ramps/pass thru may be required pending directional ramp design.

Response: Right-in-Right-out island revised to not obstruct crosswalk path.

Landscape Plan 4 of 11

8C. Add "and to be limbed up to 7' from roadway surface to be compliant for use within sight triangles."

Response: Note amended to include above comment.

Real Property Comments:

10A. There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette dedicationproperty@auroragov.org and releaseeasements@auroragov.org for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.

Response: License agreements/easements to be coordinated with the appropriate parties.

Site Plan 2 of 11

10B. If this is to be a new Lot on this site, then this site will need to be platted to create it here. Contact your Case Manager to start the process for platting this Lot.

Response: Based on conversations with the city, these lines have been removed. Based on review of the assessor's map, the perimeter boundary of the two deeded lots is not proposed to change. The county appears to assess the taxes based on the perimeter boundary of the whole lot including this area.

10C. License for the concrete island in the R.O.W.

Response: Acknowledged and is being prepared and will be submitted.

10D. Send in the ownership information (deed) for this Lot - I find no evidence of this Lot.

Response: See response to 10B, ownership is the same for both deeded lots.

10E. Dedicate and release these easements as shown.

Response: Acknowledged, these proposed easements and vacations will be provided to Andy Niquette to be processed.

10F. *Label this area – see site plan.*

Response: Labels provided to call out the deadlines internal to the perimeter boundary area.

10G. *License for landscape wall and handrail encroachment.*

Response: Acknowledged and will provide to Grace Gray for processing

10H. *License for the portion in R.O.W.*

Response: Acknowledged and will provided to Grace Gray for processing

Aurora Utilities Comments:

Grading Plan 3 of 11

11A. *Label private.*

Response: Revised as requested.

11B. *Please confirm this is a clean out and not a manhole.*

Response: Per CoA Wastewater and Stormwater GIS mapping, this is a manhole.

11C. *Show sanitary service line and call out if using existing or proposing a new one.*

Response: Existing sanitary service lines have been added to the plans are located north of the buildings. Existing lines will be utilized.

11D. *Please reference Section 5.04 for the appropriate easement dimensions.(typical on all proposed utility easements).*

Response: Revised as requested.

11E. *To clarify first review comment: street light should not be located nor hang over into the utility easement.*

Response: Light location shifted to move overhang out of the proposed easement.

Xcel Energy Comments:

12A. *Comment was attached in first review letter.*

Response: Acknowledged, MCRE will notify if additional services are required however none are requested at this time.

Sincerely,

GALLOWAY

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