



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400
(719) 570-1599 | www.hammersconstruction.com

Specializing in Design/Build

REVISION RESPONSE LETTER

**RE: Colorado HTC
Site Development Plan
Application Number: DA-2341-00
Case Number: 2023-6008-00, 2023-3006-00**

DATE: July 19, 2023

TO: Henry Schoenoff
Planner I
Current Planning Division
Planning and Development Services Department
15151 E Alameda Pkwy, #2300
City of Aurora, CO 80012
Phone: (303) 739-7112

FROM: APPLICANT
Hammers Construction, Inc.
Lisa Peterson
Designer
1411 Woolsey Heights
Colorado Springs, CO 80915
O: (719)-570-1599
F: (719)-570-7008

Dear Henry,

Upon receipt and review of your comments provided to us on March. 16, 2023, we offer the following response. We have incorporated comments received from the development services department into these revisions. Please review and call with any questions you might have.



Initial/Second/Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- *Per planning, revise elevation directions (north, south, east, and west). Updated*
- *Per planning, revise the parking table. Updated*
- *Per landscaping, ensure the northern landscape area matches the other sheets. Updated as requested.*
- *Per civil engineering, provide a typical street section for Ceylon St. Added*
- *Per traffic engineering, revise TIS and adjust sight triangle positioning on the site plan. Updated*
- *Per fire/life safety, show and label Fire Sprinkler Riser Room Door Sign, FDC Sign, Knox Box Symbol, and FDC Symbol as shown on the elevations. Typical of all Site, Landscape, and elevation sheets. Updated as requested.*
- *Per Aurora Water, the site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved. Noted*
- *Per land development services, dedicate the following easements on the plat: water easement for the waterline, the pocket water easements for the (3) hydrants and (2) water meters, and sidewalk easements for the portions of the sidewalk in the property. Show and label the easements on this plat. This may require detail pages. Once the majority of comments have been addressed, we will work on the dedication to avoid multiple recordings and discrepancies if changes still need to be addressed.*

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments. See outside referral agency comments at the end of this letter. Noted.

2. Completeness and Clarity of the Application

- 2A. See redline comments. Responses to redline comments have been provided.*
- 2B. Improve the letter of introduction and add details regarding building architecture.*
- 2C. Update vicinity map. Updated.*
- 2D. Correct sheet numbering throughout, and match to drawing index. Updated.*
- 2E. Correct site plan notes. Updated.*
- 2F. Include sidewalks and patios in the hard surface area in the data block. Updated.*
- 2G. Show zonings of abutting properties. The zoning of the abutting properties to the north have been shown as requested.*
- 2H. Move the lot data table on the site plan to the cover sheet. Moved.*
- 2I. Move the parking table to the cover sheet. Noted.*
- 2J. Revisions from the overall site plan sheet should be applied to the site plan north and south sheets.*
- 2K. Provide colored elevation renderings as a separate upload. We will provide colored elevations with the next submittal once building materials have been approved.*
- 2L. Bold elevation keynotes to improve legibility on elevations. Updated.*
- 2M. Revise directions of elevations for Building A and Building B. Updated.*



3. Zoning and Subdivision Use Comments (comments in teal)

3A. *No comments.*

No changes need to be made after reviewing comments from this department.

4. Streets and Pedestrian Comments (comments in teal)

4A. *See redline comments. Responses to redline comments have been provided. See plans attached to this letter.*

4B. *Show ADA routes from Ceylon St to building entrances. The ADA routes have been shown as requested. See sheets 6 & 7 of the CD's.*

4C. *Provide pedestrian crossings between the buildings, incorporate a change in paving materials or color. A pedestrian crossing between the buildings with a crosswalk has been provided as requested.*

5. Parking Comments (comments in teal)

5A. *See redline comments. Responses to redline comments have been provided. See plans attached to this letter.*

5B. *Update parking table. Medical/Dental Clinic, Office, and Hospital are the permitted uses, not warehousing. Warehousing has been removed from the parking table as requested.*

5C. *Show parking requirements for Medical/Dental Clinic and Office and spaces provided in the parking table. Medical Lab and Office parking requirements have been shown per coordination with the City.*

5D. *Locate bike racks closer to unit entrances in a well-lit area, as practicable. The proposed bike racks have been relocated to the islands toward the middle of the proposed buildings.*

5E. *Remove the line in the parking table "Total Required w/ 25% Reduction." No parking reduction is needed. The parking reduction has been removed from the parking table as requested.*

5F. *125 to 150 spaces are required, including five accessible spaces. Six accessible spaces are required for 151-200 spaces and seven for more than 201-300 spaces. The parking reduction has been removed from the parking table as requested. Six required accessible stalls have been shown for 151-200 spaces. Eight van accessible ADA stalls have been provided.*

5G. *Show the number of required and provided bicycle spaces in the data block on the cover sheet. The number of required and provided bicycle spaces have been shown in the parking table as requested. 10 spaces are required and 16 spaces have been provided.*

6. Architectural and Urban Design Comments (comments in teal)

6A. *Indicate whether fences are existing or proposed. Include materials and add a fence detail to the detail sheet. The fence to the North is existing. Existing and proposed fences have been called out, including the height and material.*

6B. *In general, increase horizontal and vertical articulation. Updated as shown on plans.*

6C. *Horizontal articulation shall change every 50 feet along street frontages.*

Updated as shown on plans.

6D. *List materials for doors and windows in elevation keynotes. Updated.*

6E. *Is "Nichiha Wood Series..." a composite wood? If so, please replace it. Composite woods are not permitted. It is not a composite wood, Nichiha is a concrete composite material. Added to keynotes.*



6F. What type of material are the “Patina Wall Panels?”

It is a 24 gauge industrial copper patina wall panel. Added to keynotes

6G. As a note, garage doors shall support loading and unloading supporting the office, medical/dental clinic, and hospital (laboratory) uses, not storage, distribution, or warehousing. **Noted.**

6H. Will there be rooftop mechanical equipment? If so, show where it will be located and how it will be screened. **There will be roof top RTU’s and are screened by the buildings 6’-0” parapet.**

6I. Provide treatments for entries. Options: <https://aurora.municipal.codes/UDO/146-4.8.7.E>

Metal awnings have been added to the building’s exterior, materials have been called out on plans.

7. Signage & Lighting Comments (comments in teal)

7A. For the monument sign, include footprint dimensions, material, height, lighting method, dimensions to street flow line, and property line at the closest point. **The dimensions of the monument sign base, to the Ceylon St flowline, and to the property line have been shown as requested. See sheets 5, 6, & 8 of the CD’s.**

7B. Verify that parking lighting is full cutoff and downcast to minimize pollution to abutting residential uses. **A note as been included on the Photometric Plan requiring full cutoff and downcast lighting.**

7C. Indicate the height of the light pole on the lighting detail sheet. Maximum pole height is 25 ft.

The proposed mounting height of 25’ was previously called out on the Photometric Plan and has been added to the photometric detail sheets as requested.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

8A. See redline comments. **Noted.**

8B. The northern landscape area does not match the other sheets in the plan set. There is parking proposed in this area. Please ensure that the correct buffer setback is being provided in accordance with the UDO and that the appropriate buffer plantings and screening of the parking lot are being met relative to the adjacency of the proposed parking to the residential homes. **Landscape Plans have been updated to match other sheets.**

8C. Tree inventory and landscape plan need to match the rest of the sheets. **Landscape Plans have been updated to match other sheets.**

8D. Include all utility easements and utilities. **Updated as requested.**

8E. Label species. **Updated as requested.**

8F. Trees along arterial and/or collector streets are required to be 2.5". **Updated as requested**

8G. All ornamental trees are required to be 2". **Updated as requested.**

8H. Show pea gravel in the legend if being used as a mulch type. **Pea Gravel Has been removed from the legend**

8I. Darken all utilities. The water line on the utility plan on the western side of the project is shown going through the drive and not the buffer. There is a storm line and an electric line running through the buffer. Trees may not be possible. **Updated as requested.**

8J. On the western side of the project, there are several utility easements. Trees may not be permitted, especially in connection with the utilities. Possibly increase the shrub count and provide tall shrubs like Lilac, Serviceberry, Viburnum, and Buckthorn species, etc. **Tall shrubs have been provided along the western frontage due to Utilities.**



8K. Include a retaining wall on the site plan on the western side of the project. **Updated as requested.**

8L. No more than 15 parking spaces in a row without a landscaped parking lot island are permitted **Updated as requested.**

8M. Six shrubs are permitted per landscape island. **Updated as requested.**

8N. All parking rows are to terminate with a tree, the site is overparked, therefore the correct number of trees should be provided. **Updated as requested.**

8O. Add storm lines to the pond. **Updated as requested.**

8P. Darken the pond label to make it more visible. **Updated as requested.**

8Q. On the eastern side of the project, trees may be left spaced as they are, or you can update them to reflect 40' on center spacing. **Noted.**

8R. Turn off miscellaneous dimensions. **Updated as requested.**

8S. Dimension and label the street frontage buffer. **Updated as requested.**

8T. Ensure landscape buffer labels and dimensions are visible. **Updated as requested.**

8U. Include the grading with contour labels grayed back. **Updated as requested.**

8V. Revise the landscape requirements table per redline comments. **Updated as requested.**

9. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

9A. 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.

A .dwg file showing the parcel, street line, easement, and building footprint linework in NAD 83, Stateplane, Central Colorado has been provided as requested.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

10A. See redline comments. Responses to redline comments have been provided. See plan set attached to this letter

10B. Add to site plan notes on the cover sheet. **Revised as requested.**

10C. Remove notes related to construction from the site plan. These can be included on the subsequent civil plans. **Removed as requested.**

10D. Provide a typical street section for Ceylon St. **Existing, interim, and full buildout street sections for Ceylon St have been provided as requested. See sheet 10 of CD's.**

10E. Match the flowline to the north along the entire frontage of Ceylon St. **The existing Ceylon St section to the north appears to not match the current City of Aurora local street sections; therefore, the proposed Ceylon St flowline was previously shifted east in order to match COA details. The Ceylon St section has been shifted out of the ROW in order to match the proposed Ceylon St flowline to the existing flowline to the north as requested.**



10F. The detached sidewalk will likely be outside of the ROW, please dedicate a sidewalk easement set back 0.5' behind the back of the walk. **A five foot sidewalk easement (0.5' behind the proposed sidewalk) has been provided as requested.**

10G. Label the curb return radii. Minimum 15'. (typical) **The curb return radii have been labeled as requested (30' curb returns have been provided at the proposed accesses and 35' at the Colfax Ave. and Ceylon St intersection). See sheets 7 & 8 of the CD's.**

10H. Keep the sidewalk detached along the entire frontage. **Keeping the sidewalk detached along the entire frontage is not feasible as this would require the existing Colfax Tributary headwall to be demoed and rebuilt 10' to the west. The proposed sidewalk is proposed to be detached for the entire frontage except for the southern 25'.**

10I. Match detail S7.8 for commercial/industrial driveway curb returns from the 2023 Roadway Manual. **COA detail S7.8 has been matched for the proposed accesses as requested.**

10J. Please add the following note on the site plan sheets: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal." **The above note has been added to the Site Plan as requested.**

10K. Dimension of the proposed sidewalk and curbside landscaping. **The proposed sidewalk and curbside landscaping have been dimensioned as requested. See sheets 7 & 8 of the CD's.**

10L. Label proposed cross pans. **The proposed cross pans have been labeled as requested. See sheets 7 & 8 of the CD's.**

10M. Correct retaining wall dimensions on the site detail sheet. **See sheets 20 & 21 of CD's for proposed grading spot elevations along the proposed wall.**

10N. On the grading sheet, the maximum slope is four percent down to the public right-of-way. **Four percent max slope to public ROW has been provided.**

10O. On the grading sheet, walls may be a maximum of four feet in detention ponds. **The proposed detention pond walls have been reduced to four feet.**

10P. On the grading sheet, provide the max height or height range for the proposed retaining wall. **See sheets 20 & 21 of CD's for proposed grading spot elevations along the proposed pond walls. See also sheet 35 of the CD's for the Pond Plan and a cross section of the pond.**

10Q. Any retaining walls over 30" require a railing. Any CIP walls and any walls over 4' require structural calculations. **Railing along the pond walls have been provided as requested.**

10R. Label public streetlights as SL-1 on the photometric plan. **Revised as requested.**

10S. Public streetlights shall be chosen from the list of pre-approved light fixtures: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Code%20&%20Rules/Design%20Standard/Engineering%20Design%20Standard/LightingEquipment.pdf **The public streetlights along Ceylon St have been updated per the COA pre-approved lighting fixtures.**

10T. From plat: dedicate right-of-way to City, not Adams County.

11. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

11A. See redline comments. **Responses to redline comments have been provided.**

11B. Comments 11C to 11L are from the site plan **Noted.**

11C. Intersecting point of triangles incorrect, need to be the midpoint of the egress lane and back of crosswalk lines (for both site accesses). **Revised as requested.**



IID. Show existing stop signs. The existing stop sign at E 16th Ave has been shown as requested. The existing stop sign at Colfax & Ceylon was previously shown.

II E. Show existing street name signs. The existing street name signs at E 16th Ave & Ceylon St, and Colfax Ave & Ceylon St have been shown as requested.

II F. Add stop sign at southern and northern accesses. Stop signs at the proposed accesses have been provided as requested.

II G. Label all pavement markings. Pavement markings have been labeled as requested.

II H. Label gore markings. (typical) Typical gore markings have been labeled as requested.

II I. Identify parking space markings in legend. The parking count bubbles have been added to the legend as requested.

II J. Label all crosswalk markings. (typical) Typical crosswalk markings have been labeled as requested.

II K. Label and dimension parking 'tic' marks. Typical parking 'tic' marks have been labeled / dimensioned as requested.

II L. Relocate site triangles on the landscape plan so trees do not need to be removed. Updated as requested.

II M. Comments from II N to II GG are from the TIS Noted.

II N. 2042 figures not labeled correctly (in tab as well as figures themselves). Corrected.

II O. Background growth needs the Denver Regional Council of Governments (DRCOG) reference compared to the Colorado Department of Transportation. Updated.

II P. Existing traffic counts need to be balanced between ints #1 & #2 and #2 & #3. Updated.

II Q. Trip generation values need to add up correctly. Corrected.

II R. The trip assignment needed to add up correctly. Corrected.

II S. No proposed mitigation measures for E Colfax Ave & Ceylon St LOS F during 2042 PM peak. Noted.

II T. Figures 14-17 should be 2042 volumes, not 2023. Updated.

II U. Growth in background traffic must include 200 DRCOG rate references. Updated.

II V. Turning restrictions will be required in Section 6.0 and Table 2. Updated.

II W. Correct trip generation estimates in Table 3. Updated.

II X. Update figures table of contents. Updated.

II Y. Update Figure Four. Updated.

II Z. Figure Four: proximity of intersections calls for balancing links with no additional access points. Updated.

II AA. Figure Seven: adjust to match trip generation values (outbound). Updated.

II BB. Figure Seven: match the 62 inbound (and value represented from Int. # 2). Updated.

II CC. Figure Eight: with small generated values, assignments should all agree. Updated.

II DD. Figure Eight: #2 inbound does not match #5 NB, #3 EB & NB right doesn't match #4 EB right, etc. Updated.

II EE. Figure Nine: Again, #1-#2 and #2-#3 should be balanced due to no other access points between. Updated.

II FF. Figures 14-17: 2023 Background Traffic Volumes should be 2024 Background Traffic Volumes. Updated.

II GG. Show DRCOG comparison on Page 32. Added.



12. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

12A. See redline comments. Responses to redline comments have been provided. See plan set attached to this letter

12B. Revise site plan notes. **Updated**

12C. Revise data block **Updated**

12D. Specify whether buildings will be sprinklered in the data block. **Added to data block. They will be Sprinkled.**

12E. Revise the parking data table. **Updated**

12F. Will this site be phased? If so, provide a phasing plan and provide a looped water supply/access to during each phase of construction. **No phasing, it will be constructed at the same time.**

12G. Will this site be gated? If so, additional gating requirements will be provided during the next submittal. **No gates proposed.**

12H. The fire lane easement needs to be 23' with 29 inside/52 outside radii. **A 23' fire lane easement with 29 inside / 52 outside radii has been provided as requested. See sheet 9 of the CD's.**

12I. Work with Land Development Services to initiate license agreement. **Noted.**

12J. Use a heavy dashed line to show the entire accessible routes. **A heavy dashed line showing all accessible routes have been provided as requested. See sheets 7 & 8 of the CD's.**

12K. Indicate the location of the Fire Sprinkler Riser Room on the site plan. **The locations of the Fire Sprinkler Riser Rooms for each building have been shown as requested.**

12L. Show Fire Department Connection, Knox Box, and required signage on Site Plan at required locations. See examples. **The proposed FDC, Knox Box, and Sign locations for each building have been shown as requested. See sheets 5-8 & 12-15 of the CD's.**

12M. Add FDC symbol to legend. **The FDC symbol has been added to the legend as requested.**

12N. Distinguish between existing and new hydrants in the legend and on the plans. **The existing fire hydrants have been grayed out in order to distinguish between existing / proposed as requested.**

12O. Provide a road section showing improvements. **The existing, interim, and full build-out typical sections of Ceylon St have been provided as requested. See sheet 10 of the CD's.**

12P. Provide curb stops for stalls that have signage adjacent. Typical of all parking stalls. **Parking blocks for all ADA stalls have been provided as requested.**

12Q. Show and label accessible parking stalls. **All accessible parking stalls were previously shown and labeled. See sheets 7 & 8 of the CD's.**

12R. Include a full sign detail that includes "Visual Aids" as shown on the site detail sheet. **Updated**

12S. Show and provide a tow-away sign on the site detail sheet. **Updated**

12T. Please check with traffic to determine if this accessible sign on the site detail sheet will suffice. **Noted**

12U. Are the measurements of the accessible parking stalls on the site detail sheet typical of all accessible stalls? **All measurements for the accessible parking stalls are typical and are denoted with (TYP).**

12V. Show and provide the "graphic" fire lane sign on the site detail sheet. **Updated**

12W. Handicapped parking sign is incorrect and should indicate the bottom of the lowest sign at a minimum of seven feet above ground. **Updated**



12X. Show and label the existing water main. **The existing water main has been shown and labeled as requested.**

12Y. Work with Aurora Water to determine if the dead-end fire hydrant placement is acceptable. Typically, 150' or greater requires a minimum residual pressure. **Noted. The proposed dead-end fire hydrant placement is currently 145' north of the water loop.**

12Z. Revise the utility summary table. **Revised per provided redlines.**

12AA. If buildings will be sprinklered, show the fire riser room exterior door, signage, and Knox Box. **The fire riser room exterior door, signage, and Knox Box have been shown as requested. See sheets 12-15 of the CD's**

12BB. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant. **Shown as requested.**

12CC. Add Fire Service Line DIP (Private) and FDC to Legend. **Fire Service Line DIP (Private) and FDC have been added to the legend as requested.**

12DD. On the utility plan, label whether fire service lines are private or not. If so, label it "Fire Service Line DIP (Private)." **The fire services lines have been labeled as requested. See sheets 12-15 of the CD's.**

12EE. On the landscape plan, include hydrant, FDC, and Knox Box symbols. **Updated as requested.**

12FF. On elevations, show Knox Box symbol at the main entrance and fire riser room exterior doors as required. **Added to Elevations**

12GG. Please show and label Fire Sprinkler Riser Room Door Sign, FDC Sign, Knox Box Symbol and FDC Symbol as shown on the elevations. Typical of all Site, Landscape, and elevation sheets. **Added to Elevations**

13. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

13A. See redline comments. **Responses to redline comments have been provided. See plan set attached to this letter**

13B. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved. **Noted.**

13C. Verify the extent of the drainage easement for the pond. **The extents of the pond drainage easement have been shown on the Easement Exhibit. See sheet 9 of the CD's.**

13D. A maintenance access path must be provided to the bottom of the pond and to the top of the outlet structure. **A 12 foot wide concrete pond maintenance access to the outlet structure has been provided as requested. See sheet 35 of the CD's.**

13E. Service lines shall only be Type K copper pipe. **Type K Copper water service lines were previously provided. The "or poly" portion of the water service note has been removed.**

13F. Sanitary service connections must be via saddle tees (typical). **Saddle Tees for the proposed sanitary service connections have been provided as requested. See sheets 12-15 of the CD's.**

13G. Show existing valves and water mains. **Existing water mains and valves have been shown as requested.**

13H. Relocate the water main outside of cross-pan. **The proposed water main has been relocated south of the proposed cross pan as requested.**



13I. Show a fixture unit and meter sizing table on the civil plan to verify meter size. **A fixture unit and meter sizing table has been provided as requested. See sheet 15 of the CD's.**

13J. Label fire lines as private, as applicable (typical). **Labeled as requested. See sheet 11 of the CD's.**

13K. Preliminary design potholing or field confirmation of invert elevations is required for all locations where the proposed utility infrastructure crosses existing infrastructure. Furthermore, field confirmation of existing invert elevations is required for proposed connections. This information must be provided on all civil drawing submittals as necessary. Show a pothole log on the civil plans.

Utility potholing / invert confirmation for utility crossings and connection have been performed as requested. See sheet 3 of the CD's.

13L. Provide the following utility notes: 1) Water service lines are public up through the meter and are private downstream of the meter. 2) All sanitary service connections are private. 3) All storm is private unless otherwise noted and shall be maintained by the property owner. **The above notes have been added to the Utility Plan as requested. See sheet 12 of the CD's.**

13M. Label storm items with "Public" or "Private." **Labeled as requested.**

13N. Label all pond structures. (typical) **All pond structures have been labeled in the Pond Plan. See sheet 35 of the CD's.**

13O. Show trickle channel slope. **The trickle channel slope is shown in the Grading and Pond Plans. See sheets 19-21 and 35.**

13P. Show pond contours, side slopes, and 100-yr WSEL line. **The pond contours, side slopes, and water surface elevations are shown in the Grading and Pond Plans. See sheets 19-21 and 35 of the CD's.**

13Q. Dedicate pocket utility easements for meters. Easement shall be 10' wide and extend 5' behind meter (typical). **Pocket utility easements for the water meters have been provided as requested. See sheet 15 of the CD's.**

13R. Verify that there will be sufficient cover over the water line (minimum 4.5'). Otherwise, relocate waterline. **All water lines are to have 4.5' min cover per the previously provide note on the Utility Plan.**

13S. Label emergency overflow and show unique emergency overflow arrow. **The emergency overflow is shown and detailed on the Pond Plan. The unique emergency overflow arrow is shown on the Developed Drainage Plan. See sheets 32-35 of the CD's.**

13T. Show pond 100-yr WSEL line. All planting must be above the 100-yr WSEL. **Updated as requested.**

13U. Ensure that all trees are outside of the 16' utility easement. **Updated as requested.**

13V. Show all stormlines. **Updated**

14.Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

14A. No comment. Approved.

No changes need to be made after reviewing comments from this department.

15.Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

15A. See redline comments **Responses to redline comments have been provided. See plan set attached to this letter**



15B. Comments 15C to 15G are from the site plan **Noted.**

15C. Revise site plan notes. **Updated**

15D. Correct easement labels. **The 16 foot Utility Easement has been renamed as a water easement.**

15E. Label water easement for hydrants. **Pocket Water Easements have been provided for all proposed hydrants as requested. See sheet 15 of the CD's.**

15F. Coordinate with civil engineering to determine need for sidewalk easements. **A 5 foot sidewalk easement has been provided as the Ceylon St section is required to be extended outside of the ROW.**

15G. Label water easement for water meters. **Pocket Water Easements have been provided for all proposed meters as requested. See sheet 15 of the CD's.**

15H. Comments 15I to 15BB are from the plat **Noted.**

15I. Dedicate the easements on the plat: water easement for the waterline, the pocket water easements for the (3)hydrants and (2)water meters, and sidewalk easements for the portions of the sidewalk in the property. Show and label the easements on this plat. This may require detail pages. **Updated**

15J. Revise legend. **Updated**

15K. Submit a title commitment dated within 30 calendar days of the plat approval date. **Noted.**

15L. Correct spelling. **Updated**

15M. Revise dedication language per plat checklist. **Updated**

15N. Add the owner's name and state of registration to the owner's certification block, matching the title commitment information. **Updated**

15O. Send in the closure sheet for the description. **Attached**

15P. Send in the state monument records for the aliquot corners used in the plat. **Attached.**

15Q. Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. **Attached.**

15R. Revise City of Aurora approvals block language. **Updated**

15S. Revise plat notes (currently survey notes). **Updated**

15T. Delete the clerk and recorder's certificate. **Removed**

15U. Revise covenants notes (currently plat notes). **Updated**

15V. Add recording information for right-of-way. **Updated**

15W. Add right-of-way width. **Added**

15X. Utility easements should reflect the type of utility being labeled. (e.g. water, sanitary, etc.) **Updated**

15Y. Specify whether abutting parcels are platted or unplatted. **Updated**

15Z. Add bearings and distances. **Updated**

15AA. Extend the right-of-way line westward. **Updated**

15BB. Distances on the eastern property line should add to the total distance. **Updated**

16.Regional Transportation District (C. Scott Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com)

16A. No comment.

No changes need to be made after reviewing comments from this department.

17.Colorado Department of Transportation (Steve Loeffler / 303-757-9891 / steven.loeffler@state.co.us)



17A. See attached letter. See attached response letter provided by Western Engineering Consultants found at the end of this response letter.

18. Buckley Space Force Base (Porter Ingram / 720-847-6295 / robertingrum@spaceforce.mil)

18A. Buckley Space Force Base has had the opportunity to review the development application for the Colorado HTC Aurora 1-Site Plan and Plan, DA-2341-00. The installation has no issues with the project and finds it in compliance with AFH 32-7084. **Noted.**

18B. Please follow the procedures in attached letter for crane use during construction (60 day notice prior to use). **Noted.**

19. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

19A. See letter below.

No changes need to be made after reviewing comments from this department.

If you have any further questions, please give me a call.

Respectfully submitted,

**Lisa A. Peterson
Designer/Applicant**



Sustainable Traffic Solutions

Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

April 11, 2023

Chadwin F. Cox, PE
Western Engineering Consultants
127 South Denver Avenue
Fort Lupton, CO 80735

RE: SAFAVI Holdings Traffic Impact Study Comment Response Letter

Dear Chad,

The City of Aurora and CDOT provided comments on the December 16, 2022 traffic study for this project. The comments are summarized below along with responses to the comments.

City Comments

Comment 1 Page 2 – Must include 2040 DRCOG rate reference

Response The study was updated using an annual growth rate that was determined using information from the Year 2040 DRCOG regional plan. Using the DRCOG projections results in a more conservative growth rate, so the discussion about the CDOT straight-line diagram was removed from the report. Refer to Section 2.2.

Comment 2 Page 4 – With excessive side street stop delay, and the impacts to the adjacent neighborhood, turning restrictions for left-out condition will be required, including need for median closure. Contact CDOT for any additional requirements.

Response The intersection was analyzed as a $\frac{3}{4}$ turn in the total traffic volume scenarios, and the report concludes that the intersection operation will be improved if it is modified to $\frac{3}{4}$ turn.

Comment 3 Table 2 – Turning restrictions will be required.

Response The intersection was analyzed as a $\frac{3}{4}$ turn in the total traffic volume scenarios, and the report concludes that the intersection operation will be improved if it is modified to $\frac{3}{4}$ turn.

Comment 4 Table 3 – Rounding errors were noted in the table.

Response The rounding errors were corrected.

Comment 5 Figures Cover Sheet – The names of Figures 14 through 17 need to be corrected so that they refer to 2042 rather than 2023.

Response The error has been corrected.

Comment 6 Figure 4 – Proximity of intersections calls for balancing links with no additional access points

Chadwin F. Cox, PE

April 11, 2023

Page 2

Response The existing volumes were balanced.

Comment 7 Figure 7 – Rounding errors noted in the figure.

Response The rounding errors were corrected.

Comment 8 Figure 8 – With small generated values, assignments should all agree #2 inbound does not match #5 NB, #3 eb & NB right doesn't match #4 eb right, etc.

Response The rounding errors were corrected.

Comment 9 Figure 9 – Again, #1-#2 and #2-#3 should be balanced due to no other access points between

Response The rounding errors were corrected.

CDOT Comment

Comment 10 Colfax EB LT Lane may need to be extended depending on the Traffic Study.

Response The study shows that the existing lane does not meet SHAC requirements.

Please contact me with questions.

Sincerely,

A handwritten signature in blue ink that reads "Joseph L. Henderson". The signature is written in a cursive style and is positioned above the printed name and title.

Joseph L. Henderson, PE, PTOE

Project Manager / Principal

SAFAVI Holdings TIS - Comment Response Letter