

# WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS  
BRANDING | CIVIL ENGINEERING

June 30, 2021

Debbie Bickmire  
Senior Planner  
City of Aurora Planning Department  
1515 E, Alameda Parkway, Ste 2300  
Aurora, Colorado 80012

RE: Firestone Building Products at Majestic Commercenter – Minor Site Plan Amendment  
Case No: 2001-6021-03

Enclosed you will find our submittal of the Planning Documents for the above referenced project. Below you will find our responses to the 1<sup>st</sup> round of comments in bold.

## *Planning Department Comments*

### 1. Completeness and Clarity of Application

1A. Revise the amendment block to list the proposed changes on the cover sheet. If possible, include a brief summary of Amendment 3.

1B. Do not change the titleblock of the new pages. It should be the same as the original.

**Response: Included a brief summary of Amendment 4 and 3. Title block description now consistent with original**

### 2. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

2A. The site plan amendment will not be approved by Public Works until the civil plan revisions and drainage letter are ready to approve.

**Response: Understood. Public Works has no comments. Have requested easements be executed and submitted to City prior to plan approval/permit. These documents are completed and signed by owner, currently with Real Property to record.**

### 3. Aurora Water (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

3A. The hydrant easement should be 10 feet wide. See redlines.

**Response: Proposed 16' UE Pocket Easement has been shown on plans and Easement Dedication Application, along with legal description has been submitted to City of Aurora, Real Property. This easement width is proposed at 16' to keep consistent with original easement. This correct now encompasses the existing hydrant and width meets/exceeds city criteria.**

### 4. Life/Safety (Will Polk / 303-739-7489 / wpolk@auroragov.org / Comments in blue)

4A. Continue working with planning and real property on getting the fire lane easement vacation and dedication recorded.

**Response: All easement documents are with Real Property. Andy and Darren have confirmed receipt and are processing for recordation.**

### 6. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

5A. There will be trees affected by this Amendment. Due to the condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Please include the detail for tree protection for any trees that are preserved on the site during construction activities. The link for the manual can be found at:

<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

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Please indicate how mitigation will be achieved. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 31", but only 14" would be required for planting back onto the site. The mitigation value is \$3,100.00.

**Response: Landscape plans have been updated. Plans now provide the mitigation requirement and fee designation for payment to the City.**

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / comments in magenta)  
6A. Complete the easement(s) release and dedicated anew. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns. Please note that the amendment cannot be approved until all the items needed are submitted, fully reviewed and ready to record.7D. Add two new notes to General Notes on Sheet 2 of the Site Plan (not included with this review).  
**Response: Easement Release and Dedication Applications, along with the legal descriptions have been sent to City of Aurora, Real Property. Andy and Darren confirmed receipt and will be recorded.**

We hope this assists you in your review of the project. We look forward to working with you through the Site Plan process. Should you have any questions please contact me at (303) 689-1526.

Sincerely,

**Ware Malcomb**



Erik A. Morse  
Project Manager