

Site Plan Application – Response to Comments

Date:	2019-09-09	Project Name:	Eastpark 70 Buildings 5, 6, 7
To:	Christopher Johnson, Contingent Planner I City of Aurora Planning Department	Project No.:	DEN17-0094-00
Subject:	Initial Submission Review – Eastpark 70 Building 5 – Site Plan & Plat	From:	Brian Weiss
		Application #:	DA-1735-07
		Case #:	2019-6034-00

The following revisions for the above referenced project were completed and can be located as indicated. Your comments are listed in black type below and our responses are in *red italics*.

Comments and responses:

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

Review and address all formatting and correctness comments from all departments.

We have reviewed and incorporated all formatting and correctness comments as addressed below.

Ensure that Sheet 2 is flattened on next submittal (see Item 2)

All PDF sheets of the submittal have been flattened.

Request a waiver if necessary to meet required parking counts (see Item 5)

The site plan has been revised to provide the required parking counts. No waiver will be necessary.

Update all landscape tables accordingly.

Landscape tables have been updated per Item 8.

Show and label all proposed street lights (see Item 9)

All existing street lights have been labeled. No new street lights are included as part of Building 5, as the street has existing lighting.

Add all requested site plan notes (see Items 10, 11 & 14)

Requested site plan notes in items 10, 11, and 14 have been added.

Edit your sight triangles and landscaping as needed (see Item 10)

Will comply. Refer to Civil plans.

Provide a Tree Mitigation Sheet with your next submittal (see Item 13)

Will comply. See Tree Mitigation Plan and Tree Mitigation Chart on Landscape Notes Sheet.

Review and address all redline comments from Real Property on the formatting of the Plat.

Easements have been relabeled on the civil plans to match types listed on the plat.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Four registered neighborhood organizations and seventeen adjacent property owners were notified of the Site Plan application.

1B. During the first review period, one comment was received from an adjacent property owner:

"We at 19839 Montview Dr. would not like for the plan be carried onward to constant and nuisance impacts. We stand against it. Thank you for understanding."

Raul Jimenez, 19839 Montview Drive, Aurora, CO

The adjacent property owner's objection is noted.

2. Completeness and Clarity of the Application

2A. Contextual Site Plans are only for projects that are within E-470 zone districts, therefore no Eastpark 70 project is a CSP. Please adjust the title block accordingly, and address this throughout all Eastpark 70 plan sets. The title block should be provided on each sheet in a consistent manner.

The titleblock has been revised and is now consistent thorough the drawing set.

2B. The vicinity map does not provide much context or scale to the project. Perhaps change to a map similar to that shown on the plat.

The vicinity map has been revised to provide more context for the project. It is not intended to be a scale drawing.

2C. The maximum height in the M-1 zone is 60 feet, not 75 feet. Please adjust the data table.

The maximum height has been revised in the data table.

2D. On your next submittal, flatten the content on page 2. It is currently moveable, causing difficulty commenting and some comments being partially hidden behind page elements.

The PDF of the current submittal has been flattened.

2E. Provide a dimension for the Tree Lawn. Is that what the indicated dimension is and the label is just missing?

Tree lawn dimension is provided. Dimension has been modified for clarity.

2F. The setback measurements should be from the property line to the nearest foundational building wall.

This has been modified.

2G. Consider relocating the legend on the site plan sheet. This current layout creates a somewhat busy plan.

This has been modified.

2H. The building number labels in the key map are incorrect and inconsistent from sheet to sheet. Please fix throughout. Or if numbers are intended to represent something other than building number, please clarify.

The keymap has been removed since the sets for Building 5, 6, and 7 are now separate.

2I. Remove the matchlines referencing other sheets throughout the plan.

The matchlines have been removed.

2J. Please fix the conflict between the label and the indicated symbol on sheet 8.

The overlapping graphics have been revised.

2K. The project title block should be included on the landscape plan.

The revised landscape plan is now on the consistent titleblock.

3. Zoning and Land Use Comments

3A. This project site is zoned M-1, Light Industrial District. The purpose of this district is to provide locations for light manufacturing, office uses, wholesaling, and related services. Such locations may be in proximity to neighborhoods and are intended to produce minimal external impact. Because of this, uses are of low intensity, neighborhoods. External impacts are limited, and permitted uses are limited to those that can be operated in a clean and quiet manner. It also includes certain public facilities which are needed to serve this district and nearby neighborhoods.

Noted. The proposed uses are congruent with this zone district.

3B. All abutting zone districts must also be labeled on the site plan.

This has been added.

3C. Show the location of the trash enclosure and provide elevations on the Architectural Details Sheet. Trash enclosures should fully conceal any trash receptacles and should be designed in compatible styles and materials to the primary structure.

As typical with other buildings in this development, most tenants will utilize trash compactors in their dock areas. If any future free-standing trash receptacles are needed, an amendment to the site plan will be submitted.

4. Streets and Pedestrian Issues

4A. The ADA Accessible Route must be shown on the Site Plan and Photometric Plan and must provide a connection to the adjacent public way.

The accessible route has been updated and shown to be connected to the adjacent public way.

5. Parking Issues

5A. The parking data you are providing shows that you are not providing the required number of spaces. A waiver should be requested if you are not providing the required number of parking spaces, with a section added to the cover sheet referencing the code section from which you are requesting a waiver and a brief justification as to why the waiver is needed. If the required parking differs from the zoning code per the approved Master Site Plan, then reference that in the data block.

The site plan has been revised to provide the required parking counts. No waiver will be necessary.

6. Architectural and Urban Design Issues

6A. Proof of approval of the elevations by the Architectural Review Committee for Eastpark 70 must be provided prior to Planning Commission hearing.

The elevations will be approved by the Architectural Review Committee for Eastpark 70 and a letter will be provided prior to the scheduled Planning Commission hearing.

6B. Building mounted light fixtures should be shown on the elevations. A symbol can be used and shown in the legend.

Building mounted light fixtures are indicated on the elevations and noted with keynotes 018 and 019.

6C. Any rooftop mounted vents or mechanical equipment? If so, please indicate the location and ensure screening compliant with code.

No rooftop mounted vents or mechanical equipment is proposed at this time. Future units will be provided under future tenant improvements of the building. The approximate location of future units and screening is now noted on the elevations.

6D. Provide some form of architectural/design variation to break up this facade. Per the Master Plan Design standards and city code, no facade may extend more than 150' without some form of appropriate technique to break up the massing of the facade. An appropriate method could be extending the "Base Color Camel Tan" in these columns up to the parapet to create the illusion of vertical articulation. Address this requirement for all building faces. This is especially important along this facade as it is facing the residential to the south.

The paint scheme has been revised as suggested to provide the required architectural/design variation.

7. Signage Issues

7A. The information shown in the data table on maximum sign area is not what code states. Based on Article 16 of Code, you should be allowed 325 sf of max sign area. Eastpark 70 Master plan has additional restrictions on the number of signs, which supersede code.

Noted. Data table has been revised accordingly.

8. Landscaping Issues

8A. Sheet 10 Landscape Notes

- Add quantities to the plant list.
- Update the landscape tables accordingly.

Will Comply. All plant list quantities and landscape tables have been updated. Please note that the City Forester verified plant quantities at the 75' Landscape setback south of the site.

8B. Sheet 11 Landscape Plan

- Single parking lot islands require 6 shrubs.
Will comply. All islands are similar in design to the previous approved Eastpark 70 Site Plans.
- Dimension and label the provided landscape buffer.
Will comply. See Landscape Plan.
- IF the NSO are being counted as 5-gallon, indicate that. If not, then the tree count is not accurate, and the landscape is short one tree or ten shrubs to meet the building perimeter landscape requirements.
Will comply. The NSO are noted as 5 gal.
- A lot of the landscaping is missing from the southern buffer. The metro district shall be responsible for installing the missing landscaping prior to the applicant obtaining their Certificate of Occupancy. If the existing landscaped area is going to suffice as the buffer and meet the EastPark 70 Master Plan, then this area must comply.
All tree quantities are consistent with the Landscape Plan and have been verified by the City Forester for the Tree Mitigation Plan.
- Dimension and label the existing buffer.
Will comply. See Landscape Plan.
- While tree protection fencing is proposed, given the proximity of the curb and the construction related to the parking and curb, it appears that several of these trees will be impacted.
The trees have been removed and relocated. See Landscape Plan.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering

Sheet 2 Cover Sheet

9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Noted. The preliminary drainage report is currently under review.

Sheet 2 Site Plan

9B. Show/label proposed street lights. Add a note that states street light locations are approximate and final location will be determined with the photometric plan submitted with the civil plans.

All existing and proposed lights are now shown on the site plan, and the requested note has been added.

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9C. This plan is only for building 5. Please remove matchlines that are not included in this plan set. Reference to the other site plans would be applicable. Address this throughout.

Matchlines have been removed as requested.

9D. Provide a dimension for the existing sidewalk.

This dimension has been added to the site plan.

Sheet 3 Grading Plan

9E. The maximum slope is 4% slope for 65' from flowline when sloping toward a public street.

This has been revised.

9F. Label all slopes.

Major design slopes have been labeled.

9G. The indicated arrow is in the wrong direction.

The arrow has been revised.

Sheet 4 Utility Plan

9H. Show and label all proposed street lights.

Street lights and the required note have been added to the site plan.

Sheet 11 Landscape Plan

9I. Show the proposed storm sewer on this sheet.

Proposed storm sewer has been indicated.

Sheet 13 Photometric Plan

9J. Show/label proposed street lights. New street lights will be owned and maintained by the City of Aurora and must meet COA standards. A street lighting plan shall be submitted with the civil plans.

Existing street lights are shown on the photometric plan.

Sheet 13 Lighting Details

9K. Include fixture for proposed street lights.

No new street lights are proposed as part of building 5, the street is existing and has existing street lights that are to remain.

10. Traffic Engineering

Site Plan Set

10A. Add the following notes per the Pre-Application comments:

“Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.”

And

“The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street.”

And “This development has a Traffic Signal Phasing agreement for 100% of the Cost for a traffic signal installation of Smith Rd & Ensenada St and Smith Rd & Himalaya Rd. Per Traffic Letter and City Traffic Engineer review, traffic signal warrants have not been met, and are not anticipated to be met within opening year of construction.”

These notes have been added to the cover sheet.

10B. Edit labels to say “Sight Triangles”, not site. Address throughout where applicable.

This has been revised in Note #7 on the site plan sheet.

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10C. Label all stop signs.

All stop signs have been labeled.

10D. Sign dimensions shall be on Civil Plan Sign & Striping sheet. Please remove from Site Plan.

Sign details have been removed as requested.

10E. Update all sight triangles to stop sign location to be compliant with COA STD TE-13.1. Typical throughout.

Sight triangles are consistent with the TE-13.1 standard for 35mph design speed. Please let us know if there is something specific that needs to be modified.

10F. DFG and BGG are not suitable in sight triangles. Please update to be outside of this area or swap plant.

These plants meet the minimum requirement for height within the sight triangles and have been approved by Aurora previously. Please see photos at right.

10G. Please note that your Traffic Letter has been approved by Traffic Engineering. No further submittals of the traffic letter are required for this project.

Noted. Thank you for this approval.

11. Fire / Life Safety

11A. Sheet 1 Cover Sheet

- Remove Note 16, it is a repeat of Note 1.
- Add the following notes to the site plan:
 - THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.



Dwarf Fountain Grass- Aurora, CO



Blue Grama Grass

- PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE AREA UNDER WORSE-CASE NOISE CONDITIONS.

These notes have been included/revise as requested.

11B. Sheet 2 Site Plan

- Please relocate fire hydrant to indicated location.
- Relocate the fire riser room and FDC
- See notes concerning fire department access to relocated riser room. 11C. Sheet 5
- Show the location of the FDC and KNOX box.

Fire hydrant location has been revised per discussion with Life Safety.

Per discussion with Life Safety, fire riser room and will remain in current location.

11C. Sheet 5

- Show the location of the FDC and KNOX box.

The FDC and KnoxBox have been indicated.

11D. Sheet 13

- Provide a minimum 1-foot candle of illumination along the entirety of the exterior accessible route.
- See notes on accessible route.

Illumination along accessible route has been provided.

11E. Plat

City ordinance requires all fire lanes to be a minimum width of 23 feet. Please adjust this.

The hammerhead has been modified.

12. Aurora Water

Sheet 4 Utility Plan

12A. Proposed storm line conflicts with Water Meter. License agreement is required if Private storm is to cross Utility easement.

The water meter location has been revised. A license agreement will be submitted separately.

12B. The utility easement for water meter shall not extend to the building. Easement only needs to extend from ROW to 5 FT behind meter.

Easement has been revised accordingly.

12C. Verify the proposed storm line is outside of the utility easement.

The storm line has been located outside of the utility easement wherever possible. A license agreement will be submitted separately where required.

12D. Verify the indicated easements extend 5 feet behind the hydrant.

All hydrant and meter easements extend 5' past the center of the structure (not to the building as indicated on the redlines). Additional dimensions have been added to clarify.

12E. Please clarify if this changes to only a FL Easement.

The existing utility easement for the waterline at the SE corner connects into the fire lane/utility easement. Additional dimensions have been added to clarify.

12F. Please clarify if this changes to only a Utility Easement.

The existing utility easement for the waterline at the SE corner connects into the fire lane/utility easement. Additional dimensions have been added to clarify.

13. Forestry

13A. Please see page 11 of the site plan for a proposed list of trees that will be impacted by this development. Trees #14, 15, and 16 may not have to be removed due to proximity of grading, please explain how these trees may be preserved. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. 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 refer to the Tree Mitigation Plan and the On-Site Tree Mitigation Requirements Chart on the Landscape Notes Sheet for complete information regarding this request.

13B. For the next submittal please show and label all existing trees on a separate sheet called Tree Mitigation Plan. Indicate which trees will be preserved or removed, include grading on this sheet as well. A tree mitigation chart will be required, see sample located within the Landscape Manual page 29. 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 99", but only 23" would be required for planting back onto the site. The mitigation value is \$3,270.00.

Please refer to the Tree Mitigation Plan and the On-Site Tree Mitigation Requirements Chart on the Landscape Notes Sheet for complete information regarding this request.

14. Real Property

Site Plan Set

14A. This project is associated with a Replat. Please adjust all legal descriptions throughout the site plan set to accurately refer to the project as "Block 1, Lot 1, Eastpark 70 Subdivision Filing No. 6".

Legal descriptions have been updated throughout the submittal.

14B. Change Note 7 to say "All crossings or encroachments..." rather than crossings and encroachments.

Note has been revised.

14C. Add and label all existing and proposed easements, and all adjacent lot lines and easements.

The requested information has been provided.

14D. Add all lot line dimensions. On the eastern property line, ensure that the lot dimension matches that on the Plat.

This has been revised and now matches the plat.

14E. Please clarify whether the indicated existing easement is to be vacated.

The easement is to be vacated as indicated.

14F. Remove all matchlines referencing other sheets, this plan set is only for Building 5.

Matchlines have been removed.

14G. Change all "Water Easement" labels to say "Utility Easement".

This has been revised as requested.

14H. Are both of the indicated turning radii labels needed? One label in this location should suffice.

This has been revised.

14I. Ensure that all easement names on the site plan match the name on the Plat.

Easement names have been revised.

Plat

14J. Adjust the Plat margins to follow Adams County requirements. 18x24 inch sheets, with a 2-inch left margin and ½ inch margins on all other sides.

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This has been revised.

14K. Address all redline comments on the Plat for appropriate formatting and content. Please contact Real Property for any questions relating to the redlines.

Most redlines have been addressed.

Additional information has been included on the vicinity map; however, there are a great number of local and residential roads in the vicinity that will not be affected by this project. Adding all these would clutter the map.

A title commitment from May has been submitted for this round of review. An updated title will be supplied once available, if needed.

15. Xcel Energy

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along the northerly, easterly, and southerly property lines. Does the proposed storm line have the proper clearances from the underground electric and natural gas facilities?

Utilities have been modified to provide 10' minimum separation.

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. The Builder's Call Line is 1-800-628-2121. 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.

Noted.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Noted.