



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

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December 29, 2020

Erik Morse  
Ware Malcomb  
990 S Broadway, Suite 230  
Denver, CO 80209

**Re: Second Submission Review:** Majestic Commercecenter Retail – Preliminary Plat and Subdivision Plat  
**Application Number:** DA-1127-36  
**Case Number:** 1983-6001-04; 2020-3029-00

Dear Mr. Morse:

Thank you for your second submission which we received on December 3, 2020. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and outside agencies.

Since several important issues remain, you are required to resubmit. The administrative decision date for the application will be determined based on the comments issued by reviewers for your next resubmittal.

Note that all our comments are numbered. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call at 303-739-7220, or email me at [rloomis@auroragov.org](mailto:rloomis@auroragov.org)

Sincerely,

Ryan Loomis, Senior Planner  
City of Aurora Planning Department

cc: Skip Bailey 20100 E 32<sup>nd</sup> Parkway, Suite 150 Aurora, CO 80011  
Meg Allen, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\1127-36rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Clarify naming of Preliminary Plat and Plat.
- ✓ Provide updates to Data Block as shown.
- ✓ Show the proper Preliminary Plat line.
- ✓ Update Landscape Plans per requested changes.
- ✓ Preliminary Drainage Report approval required.
- ✓ Provide typical sections for the proposed private streets.
- ✓ Ensure the Preliminary plat items match the Plat.
- ✓ Please label the New Fire Hydrant.
- ✓ The Tree Protection notes shall be included on the plan.

### PLANNING DEPARTMENT COMMENTS

#### 1. Planning Comments (Ryan Loomis / 303-739-7220 / [rloomis@auroragov.org](mailto:rloomis@auroragov.org) / Comments in teal)

##### Preliminary Plat

##### Cover Sheet (Sheet C1)

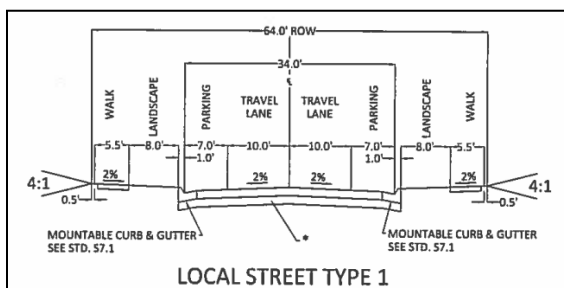
- 1A. Remove "Filing No. 1" in title block and side title block. Apply to all sheets.
- 1B. Provide the total land area of MCC Retail Flg. No. 1 Land Area
- 1C. In Data Block, relabel as MCC Retail Preliminary Plat Land Area and provide the total land area.
- 1D. The shown land area totals and percentages should equal the MCC Retail Preliminary Plat Land Area and total 100%. Add percentage where missing.
- 1E. Remove parking spaces required information.
- 1F. Label Sheets as Sheet 1, Sheet 2, etc. Remove Sheet 1 of 10.

##### Redlines to Sheet C2

- 1G. Please make the Preliminary Plat line to match as shown on other sheets, such as C3, or provide where not shown. Same comment is found on Sheets C4, C5, C7, L-1, and L-3.

##### Redlines to Sheet C3

- 1H. Show access into Pad 1, similar to what is shown on Sheet L-1. Also apply to Sheets C4 and C5.
- 1I. See comment from Real Property about an access easement to be extended to tracts to the south. It currently only shows as a utility easement.
- 1J. Include a cross section that will ultimately apply to all internal roads within the development. A note should be added that clarifies if this is developer responsibility or installed by all individual pad site developers when a site plan is submitted. Example provided below for illustrative purposes.



**Redlines to Sheet C4**

- 1K. The Majestic FDP shows the northwest corner area as a location of potential Project Entry Signage and other approved signage. Please clarify if proposed and show location. The provided FDP Amendment did not discuss sign location. Please remember that if any signage is proposed that will be located on top of an easement, a license agreement will be required.

**Subdivision Plat**

- 1L. Add "Subdivision" after Retail.  
1M. If not a part of this plat, please don't show the area north of 32nd.  
1N. Show access into Pad 1, similar to what is shown on Sheet L-1 on Preliminary Plat. Apply to all appropriate sheets.  
1O. See comment from Real Property about an access easement to be extended to tracts to the south. Right now it just shows a utility easement.

**2. Landscape Design Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)****Redlines to Overall Site Plan (Sheet C4)**

- 2A. Add this hatch to the legend. Call out what the surface material is.

**Redlines to Landscape Plan (Sheet L-1)**

- 2B. Label the maintenance access path.  
2C. If grading permits, provide the required street trees. Add the standard right of way table to sheet L-3. If they cannot be provided, request an adjustment and list it on the cover sheet and landscape plan. The letter of introduction will need to be updated to reflect the adjustment request as well.  
2D. Adjust native seed hatch. There appears to be a different material proposed for the maintenance access path.  
2E. Show the proposed overflow weir. Landscaping may need adjusting.  
2F. Turn on the infrastructure (storm piping) for the detention ponds.  
2G. Add a label "Detention Pond D".  
2H. Provide the missing contour linework in the legend.  
2I. Add the edger symbology to the legend.

**Redlines to Landscape Plan (Sheet L-2)**

- 2J. Change the word developer to Majestic Commerce Center Metro District.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****3. Civil Engineering (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)****Preliminary Plat****General Comment**

- 3A. The Preliminary Plat will not be approved by Public Works until the Preliminary Drainage Report/ Letter is approved.



Redlines to Cover Sheet (Sheet C1)

- 3B. Please distinguish between street lighting on public streets and street lighting on private internal streets

Redlines to Easement Exhibit (Sheet C3)

- 3C. An access easement is required from the tract/drainage easement through the site to public right of way, typical all ponds.

Redlines to Preliminary Plat (Sheet C5)

- 3D. Include proposed contours in the legend too.  
3E. Maintenance access is required to the pond bottom.  
3F. 2% min slope in swale or provide underdrain or concrete pan.  
3G. Label slopes. Min 2% for all non-paved areas.  
3H. This was previously shown shaded back as a future improvement. Now that it is being shown as proposed the following comments also apply: Show/label maintenance access to the pond bottom as well as to the top of the outlet structure, show/label drainage easement and access easement from the drainage easement to public right of way, show/label 100-year water surface elevation, indicate direction of emergency overflow.

Redlines to Detention Ponds Plan (Sheet C6)

- 3I. 10% max slope for maintenance access.  
3J. 2% min slope for swales or provide underdrain or concrete pan.  
3K. Show/label access easements from each drainage easement for maintenance access.  
3L. 2% min slope in bottom of pond.  
3M. Maintenance access is required to the pond bottom.  
3N. This was previously shown shaded back as a future improvement. Now that it is being shown as proposed the following comments also apply: Show/label maintenance access to the pond bottom as well as to the top of the outlet structure, show/label drainage easement and access easement from the drainage easement to public right of way, show/label 100-year water surface elevation, indicate direction of emergency overflow.

Redlines to Detention Ponds Plan (Sheet C7)

- 3O. This was previously shown shaded back as a future improvement. Now that it is being shown as proposed the following comments also apply: Show/label maintenance access to the pond bottom as well as to the top of the outlet structure, show/label drainage easement and access easement from the drainage easement to public right of way, indicate direction of emergency overflow.

Redlines to Landscape Plan (Sheet L-1)

- 3P. Show the proposed/future storm sewer on the landscape plan.

Subdivision Plat

- 3Q. An access easement is required from the tract/drainage easement through the site to public right of way for pond maintenance access, typical all ponds

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

- 4A. Please contact Brianna Medema directly for Traffic Engineering comments.

**5. Fire / Life Safety** (John J. Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

Preliminary Plat

Redlines to Easement Exhibit (Sheet C3)

- 5A. Please label the New Fire Hydrant.  
5B. Please revise the label on the Fire Lane to read 23' Fire Lane Easement.



Redlines to Overall Site Plan (Sheet C4)

5C. Please label the New Fire Hydrant.

5D. Please label the 23' Fire Lane Easement on this Site Plan as well.

Redlines to Preliminary Plat (Sheet C5)

5E. Please add New Fire Hydrant to all Legends.

Subdivision Plat

Redlines to Sheet 3

5F. Please revise Radii C-3 & C-6 to the required Fire Lane radii of 29'(inside).

**6. Aurora Water** (Stephen Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

Preliminary Plat

Redlines to Easement Exhibit (Sheet C3)

6A. Maintenance access is on adjacent property. Is this ROW?

6B. This manhole needs to be included in a utility easement.

6C. The drainage easements need to include the maintenance access paths.

Redlines to Overall Site Plan (Sheet C4)

6D. Drainage access and infrastructure is located on adjacent property?

6E. This manhole should be inside of the utility easement. 26' utility easement needed for two public mains.

Redlines to Infrastructure Site Plan (Sheet C5)

6F. Show utility easement to include this manhole.

Redlines to Detention Pond Plans (Sheet C6)

6G. Private detention facilities need to be located within the property lines.

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

7A. See the red line comments on the Subdivision Plat and Preliminary Plat. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement concerns. Send in the State Monument Record for the NW of Section 27.

Preliminary Plat

Various Sheets

7B. Add the Tract label.

7C. Add Lot & Block.

7D. Match the plat size for the easement.

7E. Match the name of the easement on the Plat.

7F. Match the Plat size for the easement.

7G. Label areas as "Unplatted".

7H. Change the Lot and Tract lines to be continuous lines.

7I. Add Lot and Tract B&D.

7J. Match the Preliminary plat items match the Plat.

7K. The shown Tract needs to have access to the street R.O.W. - dedicate an easement for access.

Subdivision Plat

Redlines to Various Sheets

7L. Add "Subdivision".

7M. Change the highlighted to match the updated language.

7N. The highlighted area does not match the boundary of the proposed plat.



- 7O. Add Tracts A, B & C specifications (i.e. privately owned and maintained?).
- 7P. Update to be within 120 calendar days of plat approval.
- 7Q. Add the street names within 1/2 mile of the site
- 7R. Delete as shown.
- 7S. The highlighted Tract needs to have access to the street R.O.W. - dedicate an easement for access.
- 7T. Change to Lot & Block.
- 7U. The highlighted area doesn't match the description
- 7V. Revise or delete the highlighted line.
- 7W. Add missing data where shown.
- 7X. Unplatted.
- 7Y. Delete the ownership on the plat.
- 7Z. Change the highlighted line type.
- 7AA. Add B&D.
- 7BB. Label easement.
- 7CC. Show easement line.
- 7DD. Add comma to separate the types of easements.

**8. Forestry** (Rebecca Lamphear / 303-739-7139/ [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

- 8A. There could be trees affected by development in the area of the private drive along 32nd Pkwy. 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. 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.
- 8B. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors.
- 8C. Will any trees be removed for private drive? Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:  
<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

**9. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 9A. No additional comments.

**10. Mile High Flood District** (Morgan Lynch / 303-455-6277)

- 10A. No additional comments.