

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



August 28, 2020

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

Re: Initial Submission Review: Firestone Building Products at Majestic Commercenter – Minor Site Plan Amendment
Case Number: 2001-6021-03

Dear Mr. Morse,

Thank you for your submission, which we started to process on August 13, 2020. We reviewed your plans 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, September 15, 2020.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. 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 let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Mark Smith, Thomson Logistics Assets, LLC, Mark.Smith@Mapletree.com.sg
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\SMA\2001-6021-03rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Approval is subject to approval of a Drainage Letter (Public Works)
- Add clouds and deltas for areas being amended. Clarify sheets being replaced (Planning)
- Start Fire Lane Easement Release and Dedication of new easement (Real Property)
- Clarify if any trees removed will be mitigated (Forestry)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 2A. Revise the amendment block to list the proposed changes. Also include a brief summary of Amendment 3.
- 2B. Please show the deltas and clouds for Amendment 4 in red.
- 2C. Revise the zoning from M-1 to I-1.
- 2D. Add clouds and a Delta 4 to areas being amended.
- 2E. Relocate labels so underlying information is not obscured.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 2A. A drainage letter is required for the proposed improvements. Please contact 303-739-7335 to create a DR folder for the letter. A review fee shall be paid to the City prior to acceptance of the letter. The letter should state the approved drainage patterns will not be altered and the imperviousness will not change from the approved drainage study covering this development. The letter shall include calculations for onsite improvements, compare peak flows to the previously approved report, and include any relevant sheets from said report. A drainage plan, sized no larger than 11" x 17", shall be included, as well as a comparison of the proposed drainage plan to the previously approved plan, with the proposed area highlighted. Additional information may be requested from the reviewing engineer to ensure adequate analysis. It will need to be signed and stamped by a Professional Engineer licensed in the State of Colorado. The site plan amendment will not be approved until the preliminary drainage letter is approved.
- 2B. Add labels for slopes.

3. Traffic (Brianna Medema / bmedema@auroragov.org / 303-739-7336 / Comments in amber)

- 3A. The city standard parking space is 9' x 19'. Please revise the plans accordingly.

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

- 4A. A pocket easement is required for the fire hydrant.

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

- 5A. Start the release of the fire lane easement and dedication process with Real Property. Show the location of the proposed fire lane easement and include the width of the fire lane.
- 5B. Provide a letter from the Petroleum or Gas Company, on company letter head that reflects their setback requirements from the easement line and the actual underground pipe to the exterior wall of your proposed structures. The setback established by Petroleum or Gas Company must be included on the site plan amendment as part of the General Notes.
- 5C. Revise the Site Data to include "Van Accessible Spaces Required and Provided."
- 5D. Parking spaces shall not encroach into or over the fire lane easement.
- 5E. Revise the handicap ramp and parking detail on Sheet 3.
- 5F. Revise the accessible parking and tow away signage to graphic signage.



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

6A. 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. Parks, Recreation & Open Space Dedication and Development Criteria Manual. These notes shall be added to the plan.

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / comments in magenta)

7A. Start easement release process. Contact Andy Niquette at aniquett@auroragov.org. The site plan amendment will not be approved until the easement release and/dedication are complete.

7B. Parking spaces are not permitted to encroach into a fire lane easement.

7C. Dedicate an easement around the fire hydrant by separate document.

7D. Add two new notes to General Notes on Sheet 2 of the Site Plan (not included with this review).