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ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

February 9, 2021

Todd Hager
City of Aurora Planning Department
1515 E. Alameda Parkway, Ste 2300
Aurora, Colorado 80012

Re: Third Submission Review: Majestic Commercenter Retail – Preliminary Plat and Subdivision Plat

Application Number: DA-1127-36

Case Number: 1983-6001-04;2020-3029-00

Enclosed you will find our submittal of the Revised Planning Documents for the above referenced project. Below you will find out responses to the second round of comments in bold.

PLANNING DEPARTMENT COMMENTS

1. **Planning Comments** (Ryan Loomis / rloomis@auroragov.org / 303-739-7220 / Comments in teal) Preliminary Plat Cover Sheet (Sheet C1)

1A. Remove bottom part of Sheet Box. Sheet 1 of not needed (all sheets).

Response: Bottom part of sheet box removed.

Subdivision Plat
No comments.

2. **Landscaping** (Kelly K. Bish / kbish@auroragov.org / 303-739-7189 / Comments in teal) Redlines to Landscape Plan (Sheet L-2)

2A. Update City of Aurora Standard Notes, #4.

Response: Note has been updated.

2B. Remove reference to previous landscape code in City of Aurora Standard Notes, #5.

Response: Note has been updated.

Redlines to Landscape Plan (Sheet L-3)

2C. Replace required with Curbside under Adjustments.

Response: Updated.

2D. Add note below Standard Rights of Way Landscape table. Adjustment requested for street trees along Tower Road due to steep grading.

Response: Note added.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / 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.

Response: Understood.

Redlines to Easement Exhibit (Sheet C3)

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3B. Show/label street lights along the private drive.

Response: Private street lights along private drive labels added to sheet C4.

3C. 12' Drainage, Access, and Utility Easement should be an access easement.

Response: Easements updated for drainage.

3D. Label retaining walls.

Response: 30" landscape wall callouts added to sheets C4 and C5.

3E. Show/label curb ramps.

Response: Curb ramp labels added to sheet C5.

Redlines to Preliminary Plat (Sheet C4) 3F. Label slopes.

3G. Label retaining walls.

Response: 30" landscape wall callouts added to sheets C4 and C5.

3H. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Response: Note added to sheet C4 indicating that all storm sewer infrastructure is private and will be maintained by owner.

Redlines to Preliminary Plat (Sheet C5)

3I. Show/label street lights along the private drive.

Response: Private street lights along private drive labels added to sheet C4.

3J. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Response: Note added to sheet C4 indicating that all storm sewer infrastructure is private and will be maintained by owner.

Subdivision Plat (Sheet 3)

3K. Add to the notes if drainage easement in its entirety.

3L. 12' Drainage Access Easement is only an access easement.

Subdivision Plat (Sheet 4)

3M. Add to the notes if drainage easement in its entirety.

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

Preliminary Plat

General Comment

4A. Updated Traffic Letter is required. Comments 1.8.2021: 1) EB right turn lane is a requirement of this development. This was discussed with Traffic group and Public Works management. 2) Expand the pedestrian circulation and analysis internal to the Site and include a discussion of Traffic Calming and pedestrian crossing safety improvements that would be appropriate. 3) See minor text comments.

Response: Traffic letter provided.

Redlines to Cover Sheet (Sheet C1)

4B. Add to Site Plan Notes #10. "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."

Response: Note added to cover sheet.

4C. Regarding Site Plan Notes #11. Which Pad site will be responsible for 32nd Pkwy & Access? Want to do a proportional share based on acreage for each pad site?

Response: Ultimate number of pad sites not determined at this time. Proportional share based on acreage will be discussed with developer.

Redlines to Preliminary Plat (Sheet C2)

4D. Eastbound right turn lane is required at E 32nd Parkway (multiple sheets).

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Response: Eastbound right turn lane added.

Redlines to Easement Exhibit (Sheet C3)

4E. Label future signalized location.

Response: Location of traffic signals to be determined at a future phase once traffic counts merit the requirement. Location of traffic signal unknown at this time.

4F. Add Traffic Signal Easement.

Response: City of Aurora design standards do not provide requirements for signalization on private drives/street. Please advise.

Redlines to Preliminary Plat (Sheet C5) 4G. Include pedestrian ramps.

4H. Include internal stop sign.

Response: Internal stop sign added to plans.

Redlines to Preliminary Plat (Sheet TM-1)

4I. Include the three trees in the chart of trees to be removed. Reference redmarked sheet.

Redlines to Preliminary Plat (Sheet L1)

4J. Add sight triangles per COA STD TE-13.2 for 32nd & Tower. Design Speed of 50mph

Response: Added.

4K. Add sight triangle for intersection per COA STD TE-13.1, 25mph (internal to site).

Response: One sight triangle added.

Subdivision Plat (Sheet 3)

4L. Add Traffic Signal Easement (NW corner).

4M. EB right turn is a requirement, add ROW to accommodate this or add sidewalk easement.

4N. Add Traffic Signal Easement. Based on the roadway connection being private, include TSE on the private roadway between the two corners.

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

5A. No additional comments.

6. Aurora Water (Stephen Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red) SITE PLAN

Preliminary Plat

Redlines to Easement Exhibit (Sheet C3)

6A. Manhole must be within the 26' utility easement. Label the 26' utility easement for water/sewer (same comment for C4).

Response: Sanitary manhole is private.

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

Preliminary Plat

Various Sheets

7A. Add the legal description from the plat.

Response: Legal description added.

7B. No ROW being dedicated on the plat (revise reference).

Response: Plat updated to add in dedication of ROW.

7C. Add bearings, distances and curve data for the boundary of the platted area (match the plat).

Response: Bearing and distance information added to sheet C5

7D. Add multiple commas.

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Response: Easement descriptions updated and consistent with plat.

Subdivision Plat

Redlines to Various Sheets

- 7E. Send in the closure sheet for the description.
 - 7F. Update General Notes #3. To be within 120 calendar days of plat approval.
 - 7G. Subsequent distances should match the total.
 - 7H. Add B&D tie out to the easement.
 - 7I. Delete the ownership on the plat.
 - 7J. Numbers do not match the description.
- 8. Forestry** ([Rebecca Lamphear / 303-739-7139/ rlamphea@auroroagov.org](mailto:Rebecca.Lamphear@auroroagov.org))
- 8A. Please show a tree mitigation chart, which is provided in the comments section of Aurora's Forestry review. Indicate how tree mitigation will be achieved. If trees will be planted on site, please show a symbol indicating trees that are specific to tree mitigation on the landscape plan. Tree mitigation is always above and beyond the Landscape Code requirements. See redmarked sheet for further details.
- Response: Tree mitigation chart has been added. Trees have been upsized to account for mitigation. Funds will also need to be paid. A note has been added to the landscape plans that all proposed trees are accounting for mitigation value. No mitigation chart was provided by Forestry.*
- 9. Xcel Energy** ([Donna George / donna.l.george@xcelenergy.com / 303-571-3306](mailto:Donna.George@xcelenergy.com))
- 9A. No additional comments.
- 10. Mile High Flood District** ([Morgan Lynch / 303-455-6277](mailto:Morgan.Lynch@milehighflood.com))
- 10A. No additional comments.