

Site Plan Application – Response to Comments

Date:	2019-10-07	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:	Second Submission Review – Eastpark 70 Building 5 – Site Plan	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.
- Review comments on required parking counts (see Item 2)
The site plan and cover sheet have been revised to indicate correct required and provided parking counts.
- Update parking lot island landscaping (see Item 4)
Will comply.
- Continue working with Public Works on the Preliminary Drainage Report (see Item 5)
The preliminary drainage report will be resubmitted separately.
- Update the tree mitigation table (see Item 8)
Tree mitigation table has been updated.
- Review and address all redline comments from Real Property on the formatting of the Plat.
Noted.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Please adjust the title block on all sheets so that it matches the cover sheet. Should say “Eastpark 70 Building 5 – Site Plan”.
The titleblock has been updated on all sheets.
- 1B. The project is located south of 22nd Avenue. Please revise the Project Site indicator.
The vicinity map has been updated accordingly.
- 1C. The project title block should be included on the landscape plan.
The titleblock has been updated on all sheets.
- 1D. On sheets 10-13 Remove “Contextual” from the label. These should be just Site Plan.
The titleblock has been updated on all sheets.

2. Parking Issues

- 2A. The parking data in the table on the cover sheet has not been updated. I count 76 standard parking spaces shown on the plans, not 79. Please clarify this.
The site plan and cover sheet have been revised to indicate correct required and provided parking counts.

3. Signage Issues

- 3A. Per Article 16 of Code, signage maximums are per project, not building face. You are allowed 325 sf of max sign area total. The Eastpark 70 Master plan may have additional regulations, requirements, or allowances.

This line in the project data has been updated accordingly.

4. Environmental Issues (Porter Ingrum / 303-739-7227 / pingrum@auroragov.org)

- 4A. Because this property is located within the Airport Influence District (AID) of Buckley Air Force Base (BAFB), the applicant must ensure that an avigation easement has been conveyed to the City of Aurora for this parcel and that this easement has been recorded with the Arapahoe County Clerk and Recorder. A copy of the recorded document must be submitted to the Case Manager and:

Stephen Ruger, City Clerk and Recorder
15151 East Alameda Parkway
Aurora, Colorado 80012

The Permanent Parcel Identification (PPI) number and Book and Page where the avigation easement is recorded should be included on the avigation easement submitted to the Case Manager. The easement form is available on the City website at www.auroragov.org, Business Services, Development Center, Development Process, Forms & Applications. Development in the AID shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports.

Vendors of real property located within the Airport Influence District are required to provide notice to prospective purchasers in accordance with Section 146-811. The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors. Please contact Porter Ingrum at 303-739-7227 with any additional questions regarding the AID.

Noted.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal w/ red lettering)

- 4A. Sheet 12 Landscape Plan

- Single parking lot islands require 6 shrubs. Make sure the single parking lot landscape islands have six shrubs or shrub equivalent totals. The current single islands are utilizing 1-gallon grasses which their total counts do not equal the required plant material.

Will comply. The ornamental grasses have been upsized to 5 gal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 2 Cover Sheet

- 5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Noted. The drainage report will be resubmitted separately.

Sheet 3 Grading Plan

5B. Please clarify what the indicated line is.

The line was a construction line and has been deleted.

6. Fire / Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

6A. Sheet 1 Cover Sheet

- Update parking data to reflect added parking spaces.

The site plan and cover sheet have been revised to indicate correct required and provided parking counts.

6B. Sheet 2 Site Plan

- Remove ANSI and change "KNOW" to KNOX in the legend.

The above change was made.

- Provide a cross-hatched area in the indicated location to allow fire department access to newly relocated fire department connection.

Cross Hatching was added to this area.

6C. Sheet 5

- Show the location of the FDC and KNOX box. Elevation plans shall show the location of all FDC and Knox Box(es). Provide an FDC with a "Y" symbol and label it as "FDC with approved Knox Hardware". Provide an "X" inside a box and label it as "Knox Box". (Typical all elevation sheets)

FDC and Knox Boxes have been indicated and keynoted as requested.

7. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Sheet 4 Utility Plan

7A. Please label the indicated service sizes.

All the service sizes have been labeled. (1.5", 2" and 6")

7B. There are no utilities in the indicated easement. Please correct for Fire lane only.

Corrections were made to read as only a fire lane easement.

7C. What extent is the indicated easement vacated to? Verify the 90 bend for the waterline is still within a utility easement that is not vacated.

The water line was out of the easement, the water line location has been updated.

8. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

8A. Update tree mitigation table accordingly. Delete duplicate, tree#14, #15 are too small for mitigation. Update your note to say remove without mitigation. Need to indicate which trees on the landscape plan will count as mitigation. Please show a symbol indicating trees that are specific to tree mitigation. Tree mitigation is always above and beyond the Landscape Code requirements.

Will comply. The Existing Tree Species Information chart has been revised. The On-Site Tree Mitigation Requirements chart on Sheet 11 has been updated to include number of mitigated trees/caliper inches with references to the landscape plan. The landscape plan has been updated to show the mitigated tree locations and the Landscape Legend has also been updated. The additional mitigates trees are above and beyond the requirements for the South Landscape Buffer, see Non-Street Buffer Requirements Chart on sheet 11.

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

Site Plan Set

- 9A. Add all lot line dimensions.
All lot line dimensions were updated.
- 9B. Begin all necessary easement release processes. Contact Andy Niquette in Real Property to begin the process.
Easement information for these releases have been provided with this submittal.
- 9C. Ensure that all easement names on the site plan are accurate and match the name on the Plat. Additionally, verify all indicated labels/distances/etc. are accurate and match the Plat.
All distances and labels were updated to match the plat.

Plat

- 9D. 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.
CAD file is set to the proper margins. Mylars will be printed to appropriate dimensions when requested.
- 9E. Add lot designation and area for the second lot.
This has been added as requested.
- 9F. Show and label the existing PSCO gas easement. Add book and page number.
This has been added as requested.
- 9G. Label Lot 40 in the adjacent residential properties.
This has been added as requested.
- 9H. Add record information for all indicated locations.
This has been added as requested.