

Transport Colorado Industrial Campus
DA-1793-16
Response to City Comments

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ☐ See the comments from Planning. (Item 2)
Noted
- ☐ Landscape comments will be provided during the next review cycle. (Item 3)
Landscape was commented on by the City during the 1st and 2nd review cycles.
- ☐ See comments from Public Works/Engineering regarding drainage, access easements and grading. (Item 4)
See comments under #4
- ☐ See the TIS comments from Traffic Engineering. (Item 5)
TIS comments have been incorporated.
- ☐ See the various comment redlines from Real Property for the Site Plan and Plat. (Item 6)
See comments under #6
- ☐ See comments from Aurora Water regarding hydrant laterals. (Item 7)
Noted. Lines have been revised.
- ☐ Please respond to each comment and redline in your response letter and adjust the Site Plan, Plat and TIS as needed.
Response to Redline comments have been included with this submittal.

PLANNING DEPARTMENT COMMENTS

1. Community Comments

- 1A. No comments were received from surrounding neighborhoods or outside agencies.
Noted

2. Planning Comments

- 2A. The elevations appear to meet the requirements of city code regarding four-sided building design, materials, and façade elements for an Industrial building.
Noted
- 2B. Ensure that all rooftop mechanical equipment is adequately screened from view per city code requirements.
Rooftop mechanical equipment will be screened according to City Code requirements.

3. Landscape Comments: Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

- 3A. The Landscape Review will be done during the Technical Review cycle when you resubmit after the administrative decision.
Landscape was commented on by the City during the 1st and 2nd review cycles.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering

Reviewed by: Julie Bingham, jbingham@auroragov.org / Comments in green.

4A. Site Plan

Sheet 1:

- ☐ The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
Noted

Sheet 16:

- ☐ The access easement is not necessary within the drainage easement/tract. It is only necessary to connect the drainage easement to the ROW. Please call/email if you need further clarification.
Noted. Access easement has been revised to connect the R.O.W. to the tracts.

Sheet 19:

- ☐ Minimum 2% slope in unpaved areas, typical.
Grades have been adjusted to 2% min. in unpaved areas.

Sheet 27:

- The access easement ends at the drainage easement, typical.

Noted. Access easement has been revised to connect the R.O.W. to the tracts.

Sheet 29:

- It is understood that coordination is ongoing with the adjacent development for the grading. Please show the proposed grading tying in to existing and slopes that are under 3:1 (and under 4:1 in ROW) prior to approval.

Grading has been revised to tie into existing and have 4:1 max slopes.

Sheet 42:

- Please ensure landscaping is outside of the 100-yr WSEL.

Landscaping has been removed from the 100-yr WSEL.

5. Traffic Engineering

Reviewed by: Kyle Morris / kdmorris@auroragov.org

TIS

5A. Update queues and storage recommendations to reflect the signal timing changes at the intersection of 32nd Ave & Quail Run Dr.

Timings updated and storage lengths revised.

5B. Provide Synchro summary tables for the Long Term Total AM Peak scenario.

Additional Synchro reports added to appendix

5C. See additional comments throughout the report.

Acknowledged. See Redlines.

5D. Page 21 (Table 2) – Update to reflect change in queues from edit to signal timing.

Queue lengths updated for 32nd Ave/Quail Run Drive

5E. Provide long term AM peak summary sheets.

Additional Synchro reports added to appendix

6. Real Property

Andy Niquette and Maurice Brooks / aniquette@auroragov.org / 303-739-7294 Comments in magenta.

6A. See the red line comments on the plat and site plan.

See Redlines for responses.

The street R.O.W.'s is the only way this site gets access to anywhere else. Those R.O.W.'s will need to be dedicated by separate documents prior to the acceptance of these documents.

Noted. 32nd Ave ROW has been dedicated to the City Reception Number 2022000063155. Cavanaugh ROW is in process of being dedicated and will be dedicated to the City (DA1793-17; RSN 1645137) prior to acceptance of these plans.

Label the Utility easement for the water lines (hydrants, lines, & meters) as "Water Easements" throughout the site.

The on-site easements encompass both water and sanitary sewer, so "Utility" has been used.

Send in the updated items shown on the first page of the plat.

Requested items will be provided prior to recordation.

7. Aurora Water

Casey Ballard / (303) 739-7382 / cballard@auroragov.org Comments in red.

7A. Sheet 4 - Hydrant laterals longer than 150-feet are allowed with calculations showing a residual pressure of 20 psi during fire flow operation. With that in mind please remove some of these parallel water mains.

Noted. Water mains have been revised to avoid some parallel mains. Calculations for hydrant laterals that are longer than 150' have been included with the CD submittal process.

8. Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org

8A. No further comments.

Noted