

May 4, 2022

City of Aurora  
Ariana Muca  
15151 E. Alameda Parkway, Suite 2000  
Aurora, Colorado 80012

**Re: Metro Center Parcel B: ISP & Final Plat (#1557299) / First Review Comment Response**

Dear Ms. Muca:

Thank you for taking the time to review the initial submittal for the Metro Center Parcel B ISP project in Aurora, Colorado. We received comments and valuable feedback on March 22, 2022. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-575-4589 or by email, EMather@Norris-Design.com.

We look forward to making this project a success with the City of Aurora.

Sincerely,  
Norris Design



Eva Mather  
Principal

## Key Issues

- More robust site plan delineation on the hierarchy of bike lanes (Planning).  
**Response: On-street bike lanes will be delineated with pavement markings and signs. Raised bike lanes are called out and noted in typical sections.**
- Please coordinate the location of the streetlights with the sidewalk design for a more cohesive and purposeful streetscape plan (Landscape).  
**Response: Light locations coordinated between the disciplines.**
- Add new fire hydrant locations and review and edit any conflicts with Landscape (Fire & Life Safety).  
**Response: Hydrant locations coordinated with landscape and are labeled on the plans.**
- Potential conflicts with light pole, STOP sign, fire hydrants and landscape (Traffic).  
**Response: The one hydrant has been moved. In other locations the light poles should not be in conflict. The lights are further back from TBC than signs and are much higher than the sign face.**

## PLANNING DEPARTMENT COMMENTS:

### 1. Introduction Letter

1A. Minor comments: Drainage goes through the civil portal, not the planning portal. I would exclude the drainage report verbiage from the introduction letter for clarity.

**Response: The drainage narrative has been removed from the Letter of Introduction.**

1B. Include how the submittal will not deter any future parks or plazas from being built in the introduction letter.

**Response: This language has been added to the Park and Amenity Spaces portion of the Letter of Introduction**

1C. Explain the long-term plan for the installation of street trees along Alameda Parkway.

**Response: No street trees are proposed within the tree lawn along Alameda Parkway due to utility easements. Where applicable and where not in utility easements, trees shall be located on the individual parcels behind the walk.**

### 2. Completeness and Clarity of the Application

2A. Please make payment of \$18,983.80 for the application prior to the second submittal.

**Response: Payment has been submitted.**

2B. Enlarge the Vicinity Map and add a north arrow.

**Response: Vicinity map required to be 1=2000. No Action per conversations with planning and RP**

2C. Please refer to the Public Improvement Plan for information regarding required street sections. Many corrections are required due to the proposed sections not conforming with the Master Plan.

**Response: I think there may be a misunderstanding with the information we are trying to convey. Many of our typical sections showed the same section with and without parking. We have removed the sections without parking for consistency with the MP.**

2D. When will S Fraser Court be dedicated? If public improvements are being proposed, the road needs to be dedicated.

**Response: Frasier Court to be dedicated by plat.**

2E. On sheet C6, please label the hatching illustrated on the Arapahoe County and a portion of the Fraser Street section. What does the hatching signify? Please also include it in the legend.

**Response: This is simply existing gravel. Hatch removed as it has no bearing on the proposed improvements.**

2F. On Sheet C7, both existing and proposed contours are illustrated. Does that mean that grading for the entire area will be included in the scope of work for this Infrastructure Site Plan?

**Response: As part of the overlot grading phase the individual lots, where grading is known, will be brought to overlot state. The individual parcel developers will conduct fine grading. Language added to plans.**

2G. Add street names on all sheets.

**Response: Corrected**

2H. In addition to the existing labels, please number the sheets "Sheet x of y" for all sheets.

**Response: Corrected**

2I. Please change references and titles from "Preliminary Plat" to "Infrastructure Site Plan."

**Response: Corrected.**

2J. Please submit a plat for the area within the boundaries of the ISP. This will take care of all the easements that need to be released (there is a large number of them) as well as dedicate the rights-of-way.

**Response: Plat to be submitted with this round.**

2K. Street lights are illustrated, but no pedestrian lights are illustrated. Please illustrate the pedestrian lights and provide details both for the street and pedestrian lights showing consistency with the Master Plan.

**Response: Pedestrian lights added to plan, per lighting designer.**

### 3. Introduction Letter

3A. Aurora Water made a comment regarding East Dakota Ave in reference to Utilities. A meeting will need to be made between Planning, Landscape, and Water to ensure the utilities are moved in a direction that does not impact the street canopy.

**Response: We have adjusted the bump outs in these areas to maintain the requested offsets from curb and gutter per meeting with AW.**

3B. There needs to be a clear delineation of bike lanes throughout the site plan set. The bike lanes need to be added to the site plans as well as the legend. The hierarchy in bike lanes needs to be communicated on a site plan level. The elevated bike lane along E Center Ave and E Centerpoint Drive needs to be on the site plan, legend and sections. Detail should be provided for staff to review. Please refer to Sheet 8 of the Master Plan for additional detail on the design and type of bike lanes that are required.

**Response: Raised bike lane on Center and Centerpoint added to legend and called on plan. The striped bike lanes on road have been striped with appropriate markings.**

3C. A site plan with a bike lane and pedestrian signage should be submitted for staff to review for any potential points of conflict.

**Response: Detail sheet added to plans with all used signage and markings**

3D. Furnishing details should be added.

**Response: A more informative amenity schedule has been added to sheet 10, including images that**

*show that our proposed amenities match the standards set in the design guidelines.*

3F. There are just four benches included in the submittal for Granby. In the Master Plan, Granby is a pedestrian promenade. It is recommended that there be an increase in site furnishings along Granby, or add a note that there will be additional area and pedestrian amenities on the adjacent site when it is developed.

**Response: With the removal of the median, the ROW space has widened, allowing for more designed elements within the ROW. Streetscape design for Granby will be designed further with the development of the adjacent parcels to ensure cohesive design from the interior to the exterior of those sites.**

4. **Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in bright teal)**  
*Sheet L-9*

4A. The curbside landscape includes the street tree requirement. The lower table can be removed.

**Response: The lower table has been removed, thank you.**

*Sheet L-10*

4B. Please review the Metro Center Design Standards and Guidelines, Public Realm 3.7.2 Street Trees for the specific tree species that have been pre-approved for each street segment. Update these plans as necessary.

**Response: Street tree species have been updated per the Metro Center Design Standards and Guidelines.**

4C. All street trees within the Metro Center shall be 2.5" Cal.

**Response: All street tree calipers have been updated to 2.5".**

4D. Fix Bur Oak spelling.

**Response: Spelling for Bur Oak has been updated.**

4E. Ornamental trees must be 2" min.

**Response: All ornamental tree calipers have been updated to 2".**

*Sheet L-11*

4F. Please coordinate the location of the streetlights with the sidewalk design for a more cohesive and purposeful streetscape plan. They should be placed between the tree openings wherever possible.

**Response: The locations of the streetlights have been adjusted and coordinated with the sidewalk design.**

4G. Please identify the utility easement with a label that states no trees are allowed within the easement. Add this label on all applicable sheets.

**Response: A note has been added to all plan sheets indicating that no trees are allowed within easements.**

4H. Add all street names to Key Map.

**Response: Street names have been added to the Key Map.**

4I. Add all details that are referenced.

**Response: A more informative amenity schedule has been added to sheet 10, including images that show that our proposed amenities match the standards set in the design guidelines.**

4J. Please explain why there are no trees in locations where it is not obviously encumbered by a drain inlet or streetlight. In the locations that are set back from the travel lane because of parallel parking, the 50' regulatory sign visibility zone should not be applicable.

**Response: In some locations, we are unable to propose trees due to existing or proposed utility easements, which have been labeled on the plans. In situations where we removed trees due to sign conflicts, we have re-evaluated and added trees where possible.**

Sheet L-12

4K. Every tree opening should have a minimum of 6 plants.

**Response: Tree opening plantings have been updated to show a minimum of 6 plants.**

4L. Please move the Matchline label off the landscape.

**Response: The Matchline label has been moved off the landscape.**

Sheet L-16

4M. Add a parallel parking label.

**Response: Parallel parking labels have been added to the plan sheets.**

#### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES:**

5. **Civil Engineering (Julie Bringham / 303-739-7306 / [jbringham@auroragov.org](mailto:jbringham@auroragov.org) / Comments in green)**

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

**Response: Understood. PDR comments not yet received.**

5B. Per the master drainage report, water quality is required to be provided for every basin. The basins included the roadway network. How is water quality going to be provided for the proposed roads?

**Response: WQ to be provided by in street WQ manholes. Individual parcels to provide WQ for their parcels on parcel.**

Cover Sheet – 1 of 16

5C. Remove period in note number 10 under site plan notes.

**Response: Corrected**

5D. Different lights are required for local vs. collector vs. arterial streets. Please clarify in note 14.

**Response: Note corrected.**

Roadway Section – 2 of 16

5E. The PIP shows S. Fraser Court as having a 7' walk, 7.5' amenity zone on the east side and bike lanes. The following site plans call S. Fraser Court out as having 69' of ROW which also matches the PIP but this cross section only shows 68'.

**Response: Cross-section corrected**

5F. The PIP shows S. Fraser Court as having a 7' walk on the east side and bike lanes.

**Response: Bike lane added to section and plans**

Overall Site Plan – 6 of 16

5G. Streetlights are required along public streets.

**Response: Street lights added to plans**

5H. Show the proposed centerline geometry, typical.

**Response: CL geometry added to plan**

5I. Update the existing curb ramps.

**Response: Callouts and language added to plans**

5J. Is there a dedicated crosswalk across Center here? If not, please remove the proposed connections.

**Response: Areas where there was no ex crosswalk, ramps removed.**

5K. Is there a dedicated crosswalk across Alameda here? If not, please remove the connections. Show/label proposed ADA ramps, typical.

**Response: Areas where there was no ex crosswalk, ramps removed.**

5L. Show/label proposed ADA ramps, typical.

**Response: ADA ramps added.**

5M. Dimension the widths of the streets, typical all streets.

**Response: Dimensions added in all sections.**

5N. Show the proposed ROW linework.

**Response: ROW LW unfroze.**

5O. Label the width of the proposed sidewalk and curbside landscaping.

**Response: Dims added.**

5P. Can the existing sidewalk be shown differently than the proposed sidewalk such that it is clear where the existing walk is vs. the proposed walk? (Different hatch, different color? - Add to legend).

**Response: Ex sidewalk hatch turned off and called out for clarity**

5Q. If the ramps do not meet current standards, they are required to be updated.

**Response: Understood. Correspondence with PW occurred**

5R. Update the existing ramps.

**Response: Understood. Correspondence with PW occurred**

5S. Is there a dedicated crosswalk across Chambers here? If not, please remove the proposed connections.

**Response: In areas where there was no existing crosswalk, the ramps were removed.**

*Grading Plan – Sheet 7 of 16*

5T. Minimum 2% slope in unpaved areas, typical.

**Response: Understood. No slopes below 0.8 in street. Note to individual parcel overlots grading condition added.**

5U. Is there a wall proposed here? If so, please show on the site plan. Indicate the max height or height range and include a section.

**Response: There is no wall here. This lot to be overlots graded. Grading corrected. Language added.**

5V. This label is confusing. The bike lane is separated from the sidewalk.

**Response: hatch and added callouts included.**

5W. Move the label so the slope is shown.

**Response: Corrected.**

5X. The longitudinal slope shall not be less than 0.5% within the road. Less than 0.8% is not recommended.  
**Response: Understood. No slopes below 0.8 in street. Note to individual parcel overlaid grading condition added.**

5Y. Revise text overlap.  
**Response: Corrected.**

5Z. Please show the existing and proposed underground storm sewer on this sheet.  
**Response: Layers have been unfrozen.**

**6. Traffic Engineering (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)**  
*Cover Sheet – Sheet 1 of 16*

6A. Replace note with below: (Applicant/owner name, address, phone) shall be responsible for payment of 25%/50%/100% of the traffic signalization costs for the intersection of \_\_\_\_\_ and \_\_\_\_\_, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement

**Response: Note added.**

*Overall Site Plan – Sheet 6 of 16*

6B. Label street to the south.  
**Response: Street Labeled.**

6C. Potential conflict with light pole and STOP sign.  
**Response: this should not be a conflict. The light pole base is set back and higher than the sign face.**

6D. Add OM-3C.  
**Response: Added to sign callout.**

6E. Potential conflicts with light pole, STOP sign and fire hydrant.  
**Response: this should not be a conflict. The light pole base is set back and higher than the sign face**

6F. Add storage length per TIS.  
**Response: Callouts adjusted.**

6G. Add M3-5R.  
**Response: Call added to sign.**

6H. Add R4-7.  
**Response: Call added to sign.**

6I. Leg not shown in TIS.  
**Response: Leg added to plan.**

6J. Label all access locations as full movement, right in/right out etc.

**Response: Accesses labeled.**

6K. Show all traffic signal easements, existing and future.

**Response: Signal easements added and labeled.**

6L. Show laneage on Alameda Pkwy and Chambers Rd.

**Response: Laneage shown.**

6M. Verify all sight triangles are per COA TE-13, update as needed.

**Response: Sight triangles verified.**

6N. Show all auxiliary lanes per TIS.

**Response: Aux (left turn) lane at Centerpoint added per TIS. FYI this requires divergence from the typical section for this location on Centerpoint.**

6O. Add M3-5R.

**Response: Call added to sign.**

6P. Add OM-3C.

**Response: Call added to sign.**

6Q. Shown as right in/right out for west leg in TIS.

**Response: This has been adjusted to Rin-Rout.**

6R. Show NB left turn lane per TIS.

**Response: Existing NB left added.**

#### *All Landscape Sheets*

6S. For all landscaping sheets, verify all sight triangles are per COA TE-13, update as needed.

**Response: Landscape and site furnishings have been adjusted to comply with sight triangle specifications.**

6T. Verify mature plant height meets COA 4.04.2.10 height requirements within sight triangle, typ.

**Response: All plants proposed within sight triangles have mature growth heights that comply with COA height requirements.**

6U. All landscaping including bike racks, benches trash cans, mature plant heights which are not in compliance. Update as needed.

**Response: Landscape and site furnishings have been adjusted to comply with sight triangle specifications.**

6V. Move out of sight triangles.

**Response: Landscape and site furnishings have been adjusted to comply with sight triangle specifications.**

#### **Traffic Impact Study**

6V. For future reference, all TISs need to include LOS summary tables that include total intersection, total approach, and movement LOS & delay for signalized intersections and LOS & delay for critical movements at unsignalized intersections. Existing, background, and total traffic. These can be located in the Appendix.

**Response: Appendices have been modified to include LOS summary tables for all scenarios evaluated in this study.**

6X. For future reference trip generation rates need to be provided for each land use type. Can be a separate table or included with site trip generation table. These tables can be included in the Appendix.

**Response: Appendices have been modified to include trip generation details, including trip generation rates, for the land uses evaluated in this study.**

6Y. Add PE Stamp and Signature.

**Response: PE stamp and signature have been added to the revised report.**

6Z. Add HCS LOS threshold tables.

**Response: LOS thresholds have been added to the revised report.**

6AA. Verify pass-by trips are determined from resultant external trips after internal capture and transit adjustments.

**Response: After discussions with Steve Gomez, it was determined that the pass-by trips were determined appropriately for this study. Further discussion of this comment will be provided in a comment response letter attached to the revised report.**

6BB. Verify site trip generation assignment.

**Response: After discussions with Steve Gomez, it was determined that the site-generated trips were assigned appropriately for this study. Further discussion of this comment will be provided in a comment response letter attached to the revised report.**

6CC. See additional comments noted in study.

**Response: All other comments from the study were addressed in discussions with Steve Gomez.**

**7. Utilities (Steven Dekoski / 303-739-7249/ [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)**

*Please note: It is advised that a meeting be scheduled to discuss the street sections and utility locations.*

*Please contact Ariana Muca to schedule.*

*Utility Plan – Sheet 8 of 16*

7A. Water fixture unit tables are required with the civil plans to determine the water meter size needed.

**Response: To be added for CDs. Meeting scheduled.**

7B. The street design layout doesn't accommodate the utilities. The curb and gutter and sidewalks can not encroach over the water mains. There needs to be a min of 8' from the water main to the curb and gutter. The curb and gutter must be pulled back to accommodate the water mains. (typical).

**Response: Understood. We are in contact with AW for this issue.**

7C. No water mains permitted under sidewalks. (typical).

**Response: Understood. We are in contact with AW for this issue.**

7D. Show the water quality and detention basin. Detention basins are required to be in a drainage easement.

**Response: WQ to be provided by in street WQ manholes. Individual parcels to provide WQ for their parcels on parcel.**

7E. Connection to the water main in Chambers is required. Utility work in Chambers Rd must be bored.  
**Response: Understood. To be provided.**

**8. Fire / Life Safety (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)**

*Utility Sheet – Sheet 7 of 16*

8A. See new fire hydrant locations.

**Response: Hydrants adjusted per comments**

8B. See note to show new fire hydrants in the legend.

**Response: Hydrants added to legend.**

8C. See comment to show all existing watermains and fire hydrants.

**Response: See plan comments**

8D. See comments to label new & existing fire hydrants.

**Response: Callouts added to plan**

**9. Real Property (David Berglund/ 303-739-7294 / [dberglund@auroragov.org](mailto:dberglund@auroragov.org) / Comments in magenta)**

9A. Any easements that are no longer needed can be vacated by separate document. Start the process by contacting Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org)

**Response: Process in progress**

*Sheet C1*

9B. Comments as indicated. Extra Spaces in text, text edits, etc.

**Response: Corrected**

9C. Provide a copy of the plat.

**Response: Plat to be provided with this submittal**

9D. Include a metes and bounds description.

**Response: Added to cover**

9E. Label Vicinity Map

**Response: Labeled**

9F. Include a closure report.

**Response: To Be submitted with ISP**

*Sheet C3*

9G. Street names and row.

**Response: Added to plan**

*Sheet C4 through C8*

9S. Comments as indicated.

**Response: Addressed**

9T. Show plat bearings and distances.

**Response: B&Ds added to plans**

9U. Show and label existing easements that will not be vacated.

**Response: easements not to vacated shown on ex easement map**

Sheet 9, 13, and 16  
9V. Add street names.

**Response: Added to plan**

Landscape Sheet – Sheet 7 of 16

8E. See comment to label all hydrants on landscaping sheets.

**Response: Labels have been added for hydrants; additionally, we have added the hydrant symbol to the landscape legend.**

**10. PROS (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org))**

10A. No comments.

**Response: Noted, thank you.**

**11. PROS Forestry (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

11A. No comments.

**Response: Noted, thank you.**

**12. Arapahoe County (Sarah White / 720-874-6500)**

12A. Thank you for the opportunity to review and comment on this project. The Arapahoe County planning division has no comments; however, other Arapahoe County departments and/or divisions may submit comments.

**Response: Noted, thank you.**

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

13A. No comments.

**Response: Noted, thank you.**

**14. Mile High Flood District (Mark Schutte / 303-455-6277)**

14A. See below for comments.

**Response: Noted, thank you.**

<b>Project Name:</b>	METRO CENTER PARCEL B - ISP (RSN 1606554)
<b>Drainageway:</b>	Not applicable

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Not applicable

We have no comments on the referenced project as it is not eligible for maintenance. The site is not adjacent to a major drainageway or mapped floodplain and does not include any proposed MHFD master plan improvements. We do not need to review future submittals.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions.

Sincerely,

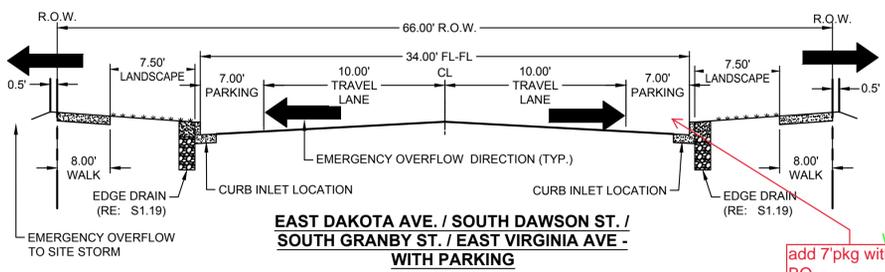


**Mark Schutte, P.E., CFM**  
Project Manager, Sand Creek  
Mile High Flood District



End of comment response.

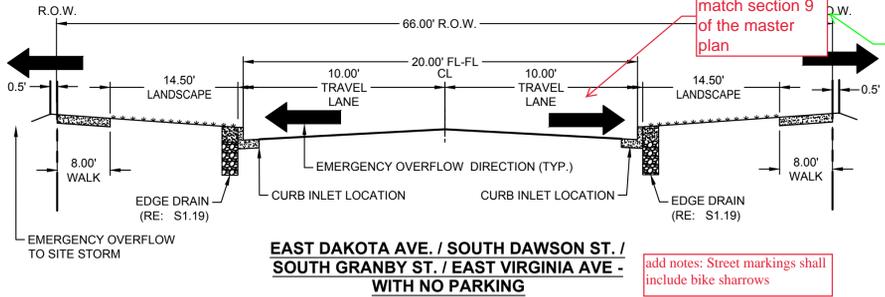




Section updated to read "7.00 Parking W/ B.O."

add 7' pkg with BO

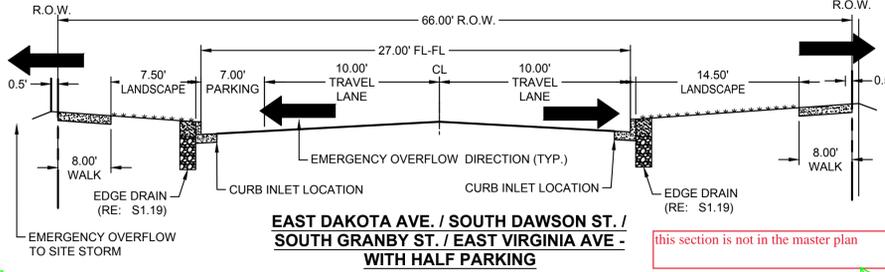
add notes: Street markings shall include bike sharrows



add notes: Street markings shall include bike sharrows

No parking sections have been removed from plan to avoid confusion.

have this section match section 9 of the master plan



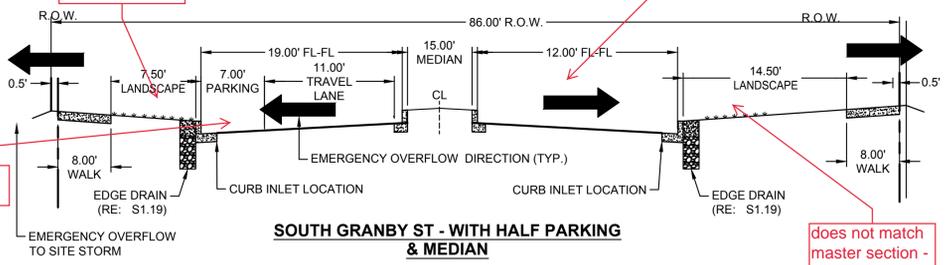
this section is not in the master plan

No parking sections have been removed from plan to avoid confusion.

Section updated to read "Amenity Zone"

not landscape it is an amenity zone

does not match master section - update



add 7' parking with bike lane

does not match master section - update

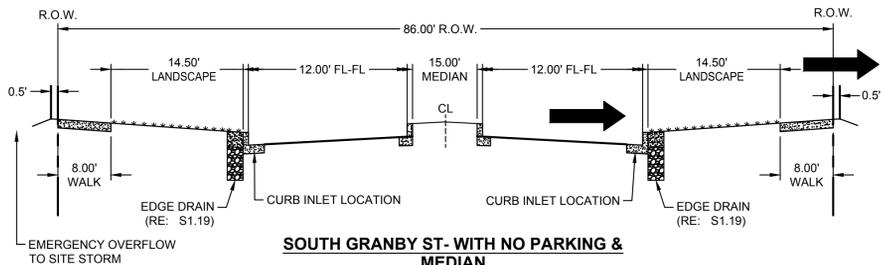
No parking sections have been removed from plan to avoid confusion.

Section updated to read "Amenity Zone"

not landscape it is an amenity zone

should be 10'

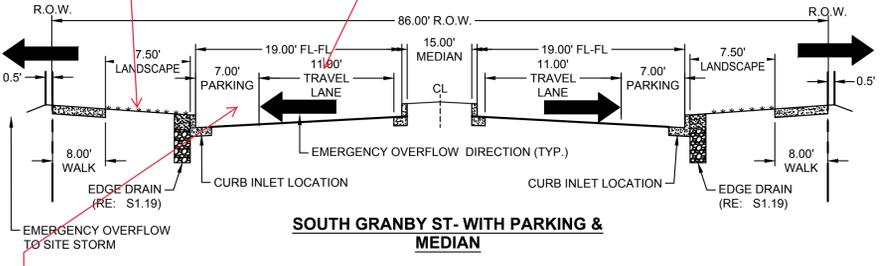
Not correct, 1' curb call added



No parking sections have been removed from plan to avoid confusion.

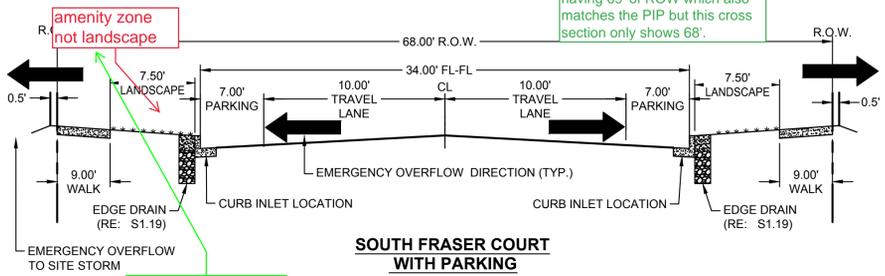
this does not match the master plan sections

The PIP shows S. Fraser Court as having a 7' walk, 7.5' amenity zone on the east side and bike lanes. The following site plans call S. Fraser Court out as having 69' of ROW which also matches the PIP but this cross section only shows 68'.



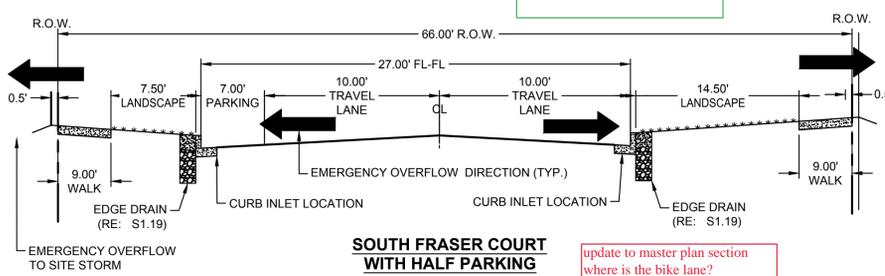
add 7' parking with bike lane

The PIP shows S. Fraser Court as having a 7' walk on the east side and bike lanes.

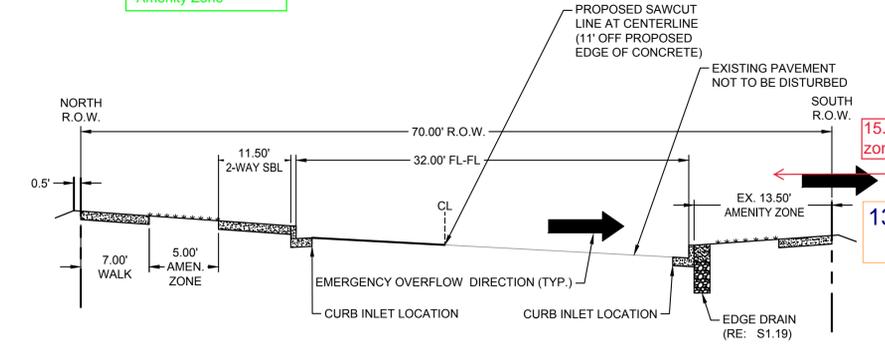


amenity zone not landscape

Section updated to read "Amenity Zone"



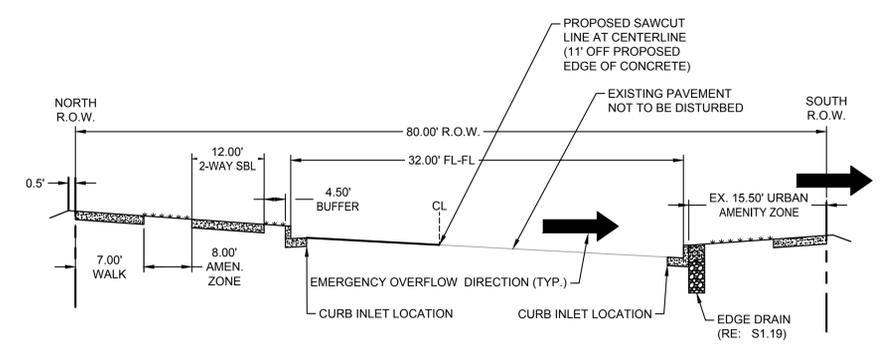
update to master plan section where is the bike lane?



15.5' amenity zone, 8' walk

13.5' PER pip

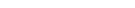
finish the section

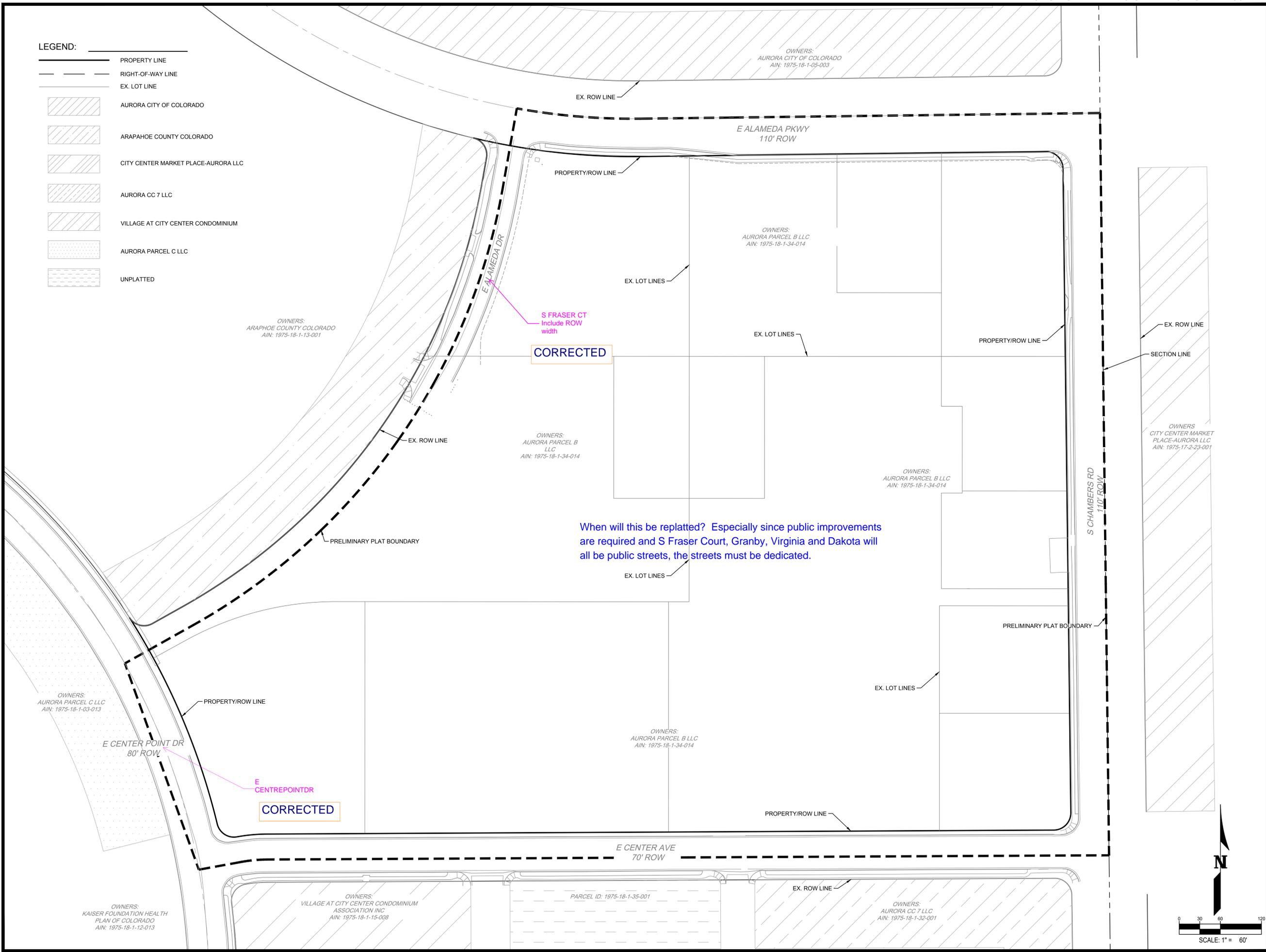


NO.	DATE	REMARKS

JOB NO.:	DCS21-4112
PA / PM:	J. CARANO
DESIGNED:	S LESSARD
DATE:	02/23/2022
PLOT DATE:	

LEGEND:

-  PROPERTY LINE
-  RIGHT-OF-WAY LINE
-  EX. LOT LINE
-  AURORA CITY OF COLORADO
-  ARAPAHOE COUNTY COLORADO
-  CITY CENTER MARKET PLACE-AURORA LLC
-  AURORA CC 7 LLC
-  VILLAGE AT CITY CENTER CONDOMINIUM
-  AURORA PARCEL C LLC
-  UNPLATTED



S FRASER CT  
include ROW  
width  
**CORRECTED**

OWNERS:  
ARAPHOE COUNTY COLORADO  
AIN: 1975-18-1-13-001

OWNERS:  
AURORA PARCEL B LLC  
AIN: 1975-18-1-34-014

OWNERS:  
AURORA PARCEL B  
LLC  
AIN: 1975-18-1-34-014

OWNERS:  
AURORA PARCEL B LLC  
AIN: 1975-18-1-34-014

OWNERS:  
CITY CENTER MARKET  
PLACE-AURORA LLC  
AIN: 1975-17-2-23-001

OWNERS:  
AURORA PARCEL C LLC  
AIN: 1975-18-1-03-013

**CORRECTED**

OWNERS:  
AURORA PARCEL B LLC  
AIN: 1975-18-1-34-014

OWNERS:  
KAISER FOUNDATION HEALTH  
PLAN OF COLORADO  
AIN: 1975-18-1-12-013

OWNERS:  
VILLAGE AT CITY CENTER CONDOMINIUM  
ASSOCIATION INC  
AIN: 1975-18-1-15-008

PARCEL ID: 1975-18-1-35-001

OWNERS:  
AURORA CC 7 LLC  
AIN: 1975-18-1-32-001

When will this be replatted? Especially since public improvements are required and S Fraser Court, Granby, Virginia and Dakota will all be public streets, the streets must be dedicated.

900 south broadway  
suite 320  
denver, co 80209  
p 303.661.3333  
waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

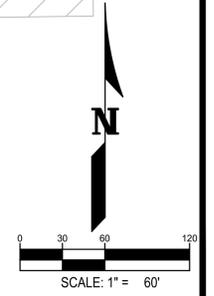
FOR AND ON BEHALF  
OF WARE MALCOMB

METRO CENTER - PARCEL B  
EXISTING OWNERSHIP MAP  
AURORA CO

NO.	DATE	REMARKS

JOB NO.:	DCS21-4112
PA / PM:	J. CARANO
DESIGNED:	S LESSARD
DATE:	02/23/2022
PLOT DATE:	

SHEET  
**C3**



NOT FOR CONSTRUCTION



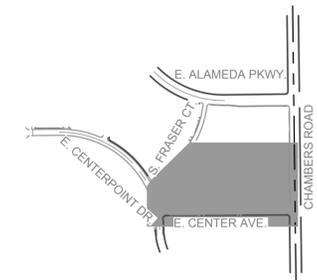
EXISTING  
ADDED

NO. DATE

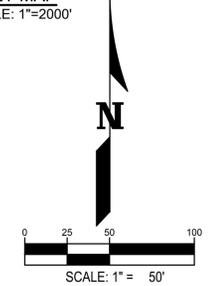
JOB NO.:	DCS21-4112
PA / PM:	J. CARANO
DESIGNED:	S LESSARD
DATE:	02/23/2022
PLOT DATE:	02/23/22

SHEET  
**C5**

NOT FOR CONSTRUCTION



KEY MAP  
SCALE: 1"=2000'



**CORRECT**

Replat to dedicate the streets as illustrated  
in the Master Plan.

NOTE:  
ALL EXISTING EASEMENTS TO BE VACATED  
BY VACATION OF PREVIOUS PLAT.

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT

SEE SHEET C4  
MATCHLINE

**CORRECTED**

Show and label all proposed easements  
(including fire lanes) and existing easements  
which are not going to be released (typical)

**EASEMENT  
CALL ADDED**

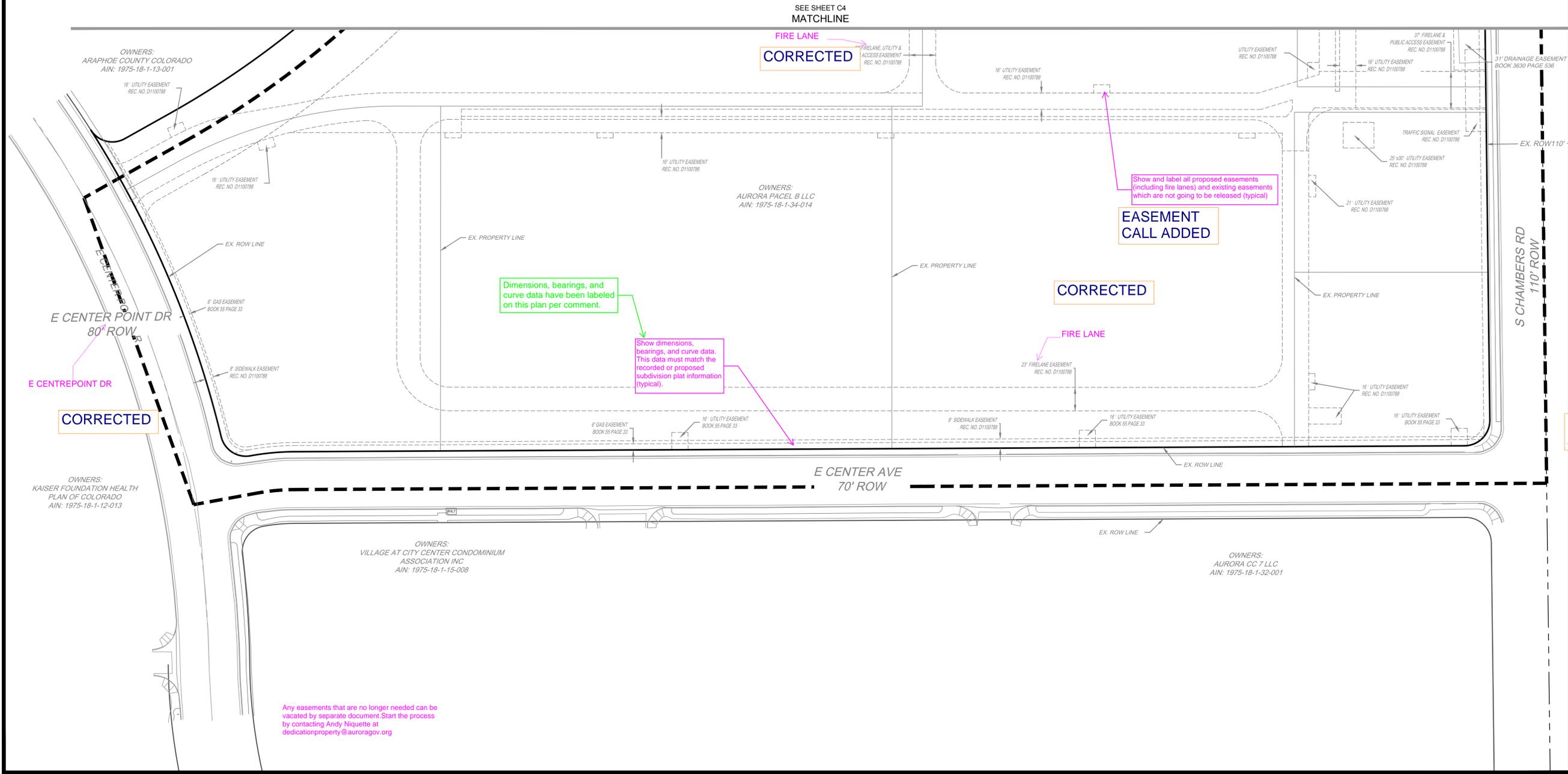
**CORRECTED**

Dimensions, bearings, and  
curve data have been labeled  
on this plan per comment.

Show dimensions,  
bearings, and curve data.  
This data must match the  
recorded or proposed  
subdivision plat information  
(typical).

**CORRECTED**

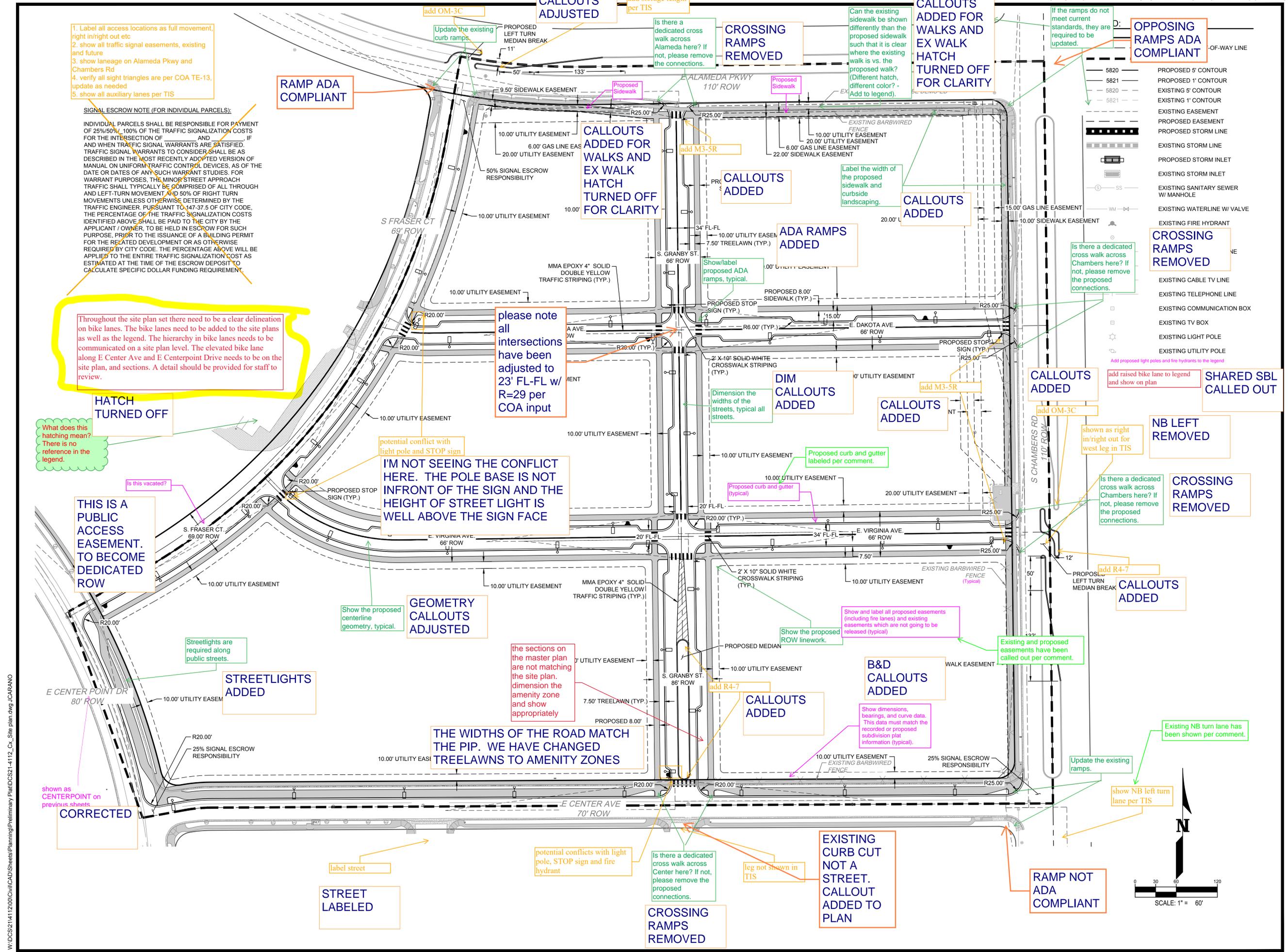
W:\DCS21\4112\Civil\CAD\Sheets\Planning\Right-Of-Way & Easement\Exhibit\DCS21-4112\_C5\_Right-of-Way & Easement Exhibit.dwg SLESSARD



Any easements that are no longer needed can be  
vacated by separate document. Start the process  
by contacting Andy Niquette at  
dedicationproperty@auroragov.org

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1. Label all access locations as full movement, right in/right out etc
2. show all traffic signal easements, existing and future
3. show laneage on Alameda Pkwy and Chambers Rd
4. verify all sight triangles are per COA TE-13, update as needed
5. show all auxiliary lanes per TIS

**SIGNAL ESCROW NOTE (FOR INDIVIDUAL PARCELS):**  
INDIVIDUAL PARCELS SHALL BE RESPONSIBLE FOR PAYMENT OF 25%/50%/100% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF \_\_\_\_\_ AND \_\_\_\_\_ IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE, THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

Throughout the site plan set there need to be a clear delineation on bike lanes. The bike lanes need to be added to the site plans as well as the legend. The hierarchy in bike lanes needs to be communicated on a site plan level. The elevated bike lane along E Center Ave and E Centerpoint Drive needs to be on the site plan, and sections. A detail should be provided for staff to review.

What does this hatching mean? There is no reference in the legend.

THIS IS A PUBLIC ACCESS EASEMENT. TO BECOME DEDICATED ROW

Streetlights are required along public streets.

STREETLIGHTS ADDED

shown as CENTERPOINT on previous sheets  
CORRECTED

STREET LABELED

I'M NOT SEEING THE CONFLICT HERE. THE POLE BASE IS NOT IN FRONT OF THE SIGN AND THE HEIGHT OF STREET LIGHT IS WELL ABOVE THE SIGN FACE

GEOMETRY CALLOUTS ADJUSTED

the sections on the master plan are not matching the site plan. dimension the amenity zone and show appropriately

THE WIDTHS OF THE ROAD MATCH THE PIP. WE HAVE CHANGED TREELAWNS TO AMENITY ZONES

potential conflicts with light pole, STOP sign and fire hydrant

CROSSING RAMPS REMOVED

leg not shown in TIS

EXISTING CURB CUT NOT A STREET. CALLOUT ADDED TO PLAN

RAMP NOT ADA COMPLIANT

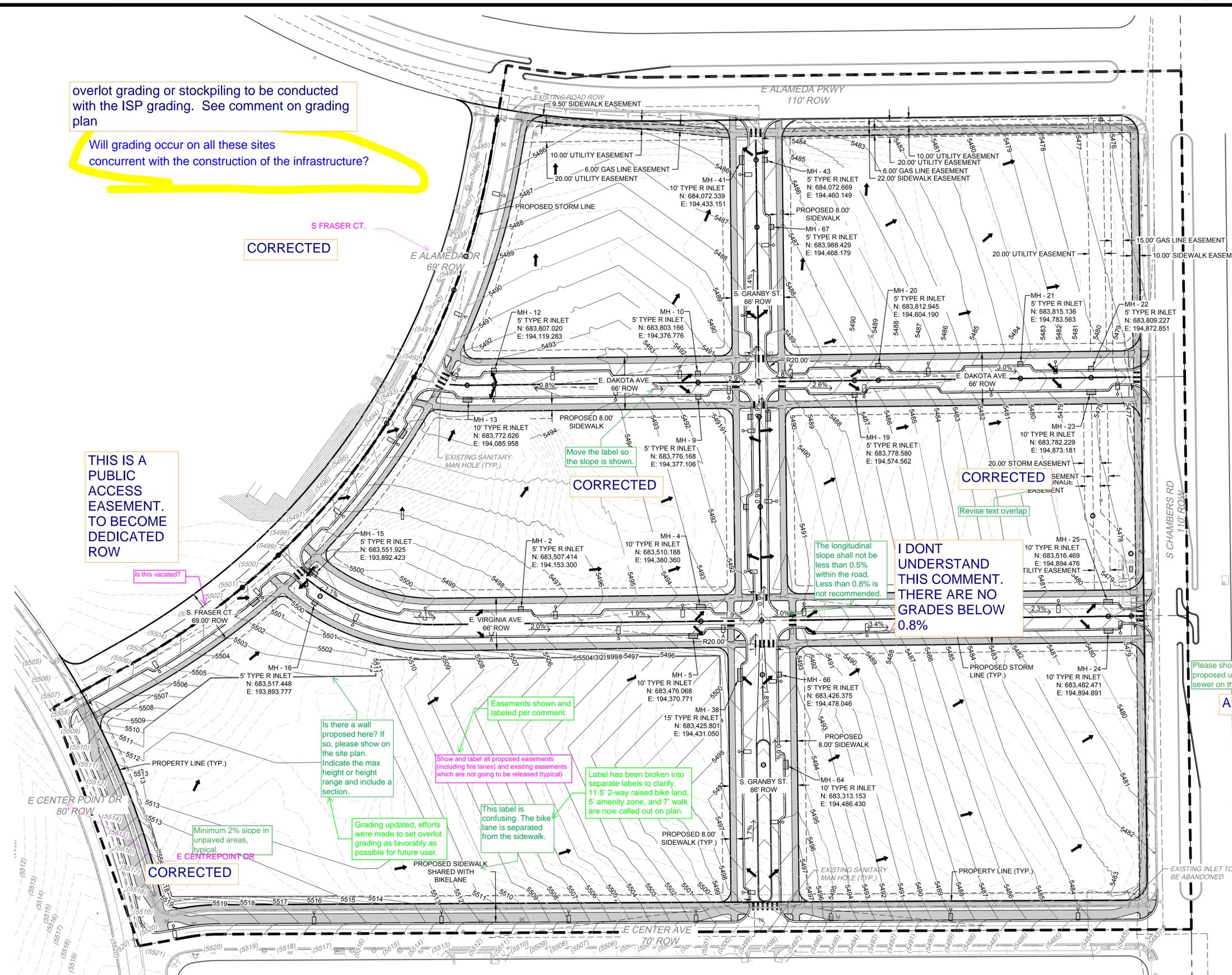


FOR AND ON BEHALF OF WARE MALCOMB

**METRO CENTER - PARCEL B**  
PRILIMINARY PLAN FOR INFRASTRUCTURE

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overlot grading or stockpiling to be conducted with the ISP grading. See comment on grading plan

Will grading occur on all these sites concurrent with the construction of the infrastructure?

**CORRECTED**

THIS IS A PUBLIC ACCESS EASEMENT. TO BECOME DEDICATED ROW

Is this vacated?

**CORRECTED**

Move the label so the slope is shown.

**CORRECTED**

Revise text overlap

The longitudinal slope shall not be less than 0.5% within the road. Less than 0.8% is not recommended.

I DONT UNDERSTAND THIS COMMENT. THERE ARE NO GRADES BELOW 0.8%

Please show the existing and proposed underground storm sewer on this sheet.

**ADDED**

Is there a wall proposed here? If so, please show on the site plan. Indicate the max height or height range and include a section.

Show and label all proposed easements (including fire lanes) and existing easements which are not going to be released (typical)

Easements shown and labeled per comment.

Label has been broken into separate labels to clarify. 11.5' 2-way raised bike land, 5' amenity zone, and 7' walk are now called out on plan.

This label is confusing. The bike lane is separated from the sidewalk.

Grading updated, efforts were made to set overlot grading as favorably as possible for future user.

Minimum 2% slope in unpaved areas, typical.

**CORRECTED**

**LEGEND:**

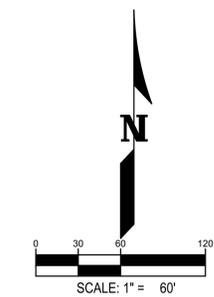
- PROPERTY LINE
- - - ADJACENT RIGHT-OF-WAY LINE
- - - ISP BOUNDARY
- 5820 PROPOSED 5' CONTOUR
- 5821 PROPOSED 1' CONTOUR
- - - 5820 EXISTING 5' CONTOUR
- - - 5821 EXISTING 1' CONTOUR
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - PROPOSED STORM LINE
- - - EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING WATERLINE W/ VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- CATV EXISTING CABLE TV LINE
- EXISTING TELEPHONE LINE
- EXISTING COMMUNICATION BOX
- EXISTING TV BOX
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE

**GRADING NOTES**

1. DEVELOPMENT OF INTERIOR PARCELS TO BE DONE BY OTHERS
2. ALL STORM IS PUBLIC UNLESS OTHER WISE NOTED

OTHERWISE

**CORRECTED**



**LEGEND:**

	PROPERTY LINE
	ADJACENT RIGHT-OF-WAY LINE
	ISP BOUNDARY
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE W/ VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING ELECTRICAL LINE
	EXISTING NATURAL GAS LINE
	EXISTING CABLE TV LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTIC
	EXISTING COMMUNICATION BOX
	EXISTING TV BOX
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE

NOT REQUIRED. WQ TO BE PROVIDED FOR PARCELS BY PARCELS. WQ MH ADDED TO END OF STREET STORM. WQ MHS ADDED TO THE DOWNSTREAM ENDS OF STREET STORM RUNS

Show the location of all existing and proposed water mains and fire hydrants within or abutting this site.

Existing waterlines have been added to plan for Alameda and Chambers

Detention basins are required to be in a drainage easement.

Water quality manholes have been called out on plan. These manholes are only intended to treat roadway basins because all planning areas will be required to provide their own water quality treatment before runoff leaves their site.

Per the master drainage report, water quality is required to be provided for every basin. The basins included the roadway network. How is water quality going to be provided for the proposed roads?

Updated per comment

The street design layout doesn't accommodate the utilities. The curb and gutter and sidewalks can not encroach over the water mains. There needs to be a min of 8' from the water main to the curb and gutter. The curb and gutter must be pulled back to accommodate the water mains. (typical)

Water alignment has been moved as much as possible and distance from EOA to water line has been approved with aurora water at bumpout locations.

HYD MOVED

Show new fire hydrant symbol in legend. CORRECTED

be aware that these comments could impact street trees

Label new fire hydrants. HYD ADDED TO LEGEND

Connection to the water main in Chambers is required. Utility work in Chambers Rd must be bored.

Connection to water in Chambers has been shown per comment.

HYD MOVED

New fire hydrant location.

HYD MOVED

Water fixture unit tables are required with the civil plans to determine the water meter size needed.

UNDERSTOOD

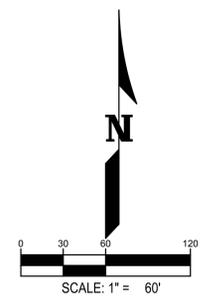
fire lanes will not be required for the ISP. All streets are ROW. Individual parcels will be required to provide firelanes within parcels. Existing

HYD ID-ED

Please label existing fire hydrants.

No water mains permitted under sidewalks. (typical)

OK-ED PER AW



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