

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 / 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 overlaid 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 overlaid 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 / 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 / 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 / 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 / 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

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)

10A. No comments.

Response: Noted, thank you.

11. PROS Forestry (Rebecca Lamphear / 303-739-7139 / 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)

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.

Project Name:	METRO CENTER PARCEL B - ISP (RSN 1606554)
Drainageway:	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.

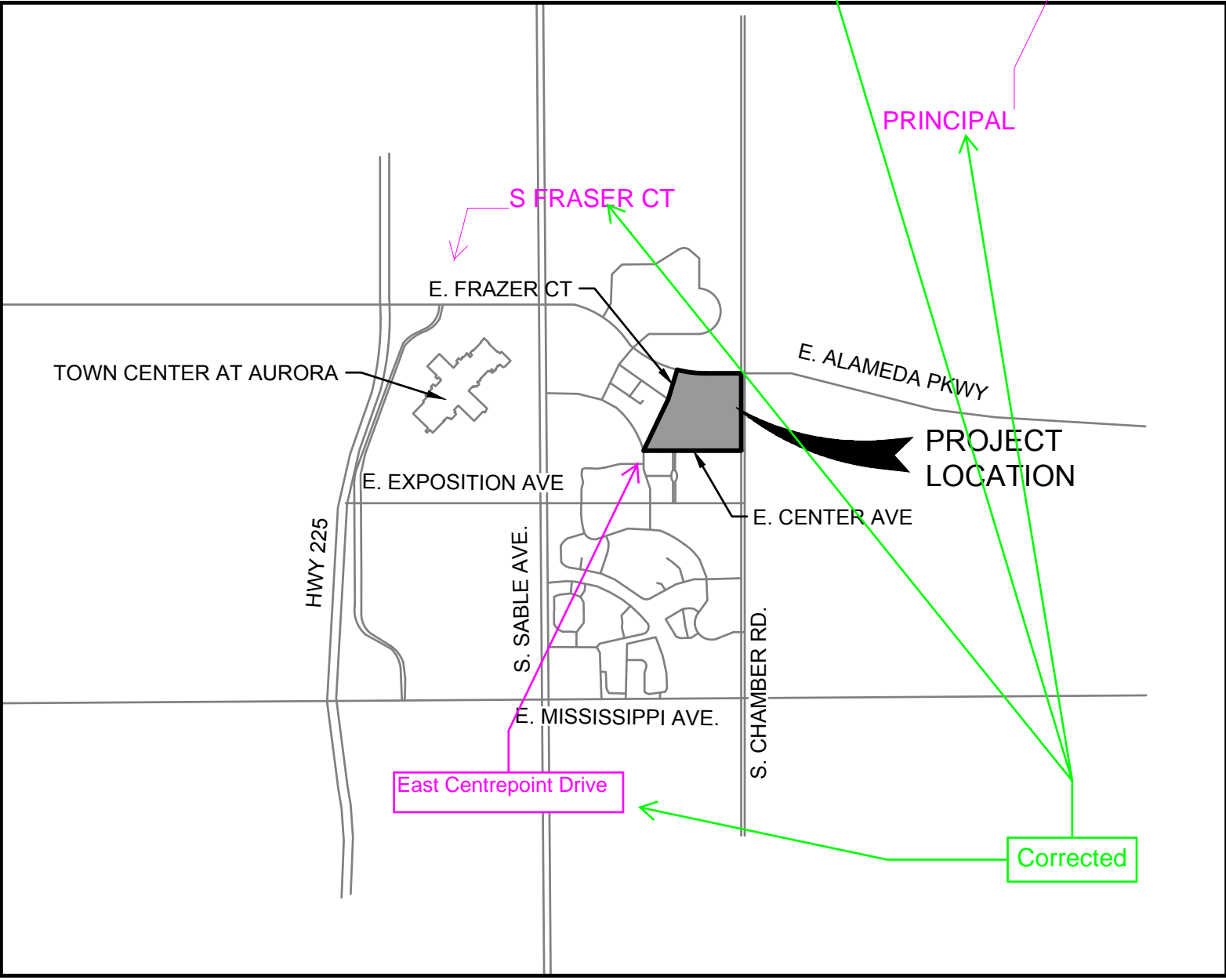
PRELIMINARY PLAT DATA BLOCK

PROPOSED SIDEWALK AREA: 96,478 ± SQ. FT. (2.21± ACRES)
PROPOSED ROADWAY ASPHALT AREA: 113,935 ± SQ. FT. (2.62± ACRES)
PROPOSED LANDSCAPE AREA: 57,251 ± SQ. FT. (1.31± ACRES)
PRESENT ZONING CLASSIFICATION: BUSINESS & TECH DISTRICT (I-1) AND MIXED USE-CORRIDOR DISTRICT (MU-TOD)
OVERALL PRELIMINARY PLAT AREA: 238871.04± SQ. FT. (5.48± ACRES)

SITE PLAN NOTES:

- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- STREET LIGHTING SHALL BE AT THE OWNER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- THE OWNER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE OWNER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- STREET LIGHTING TO BE GALLEON LEO AREA AND SITE LUMINARIES COPPER LIGHTING BY EATON OR APPROVED EQUAL.
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS. ELECTRICAL LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- NEATS REFRESH (2018) IDENTIFIES A FUTURE TYPE 1 MOBILITY HUB IN THE VICINITY OF THE 38TH AVENUE AND PICADILLY ROAD INTERSECTION TO SUPPORT FUTURE HIGH FREQUENCY TRANSIT ROUTES ALONG BOTH PICADILLY ROAD AND 38TH AVENUE. NOTES ON PROJECT DOCUMENTS SHOULD SPECIFICALLY MENTION THAT PICADILLY ROAD AND 38TH AVENUE WILL HAVE TRANSIT STOPS IN FUTURE, SPECIFIC LOCATIONS TO BE DETERMINED WITH FUTURE COORDINATION WITH RTD. THESE NOTES SHOULD ALSO ACKNOWLEDGE THAT A MOBILITY HUB WILL BE LOCATED IN THE VICINITY OF THE PICADILLY ROAD AND 38TH INTERSECTION, AND THAT CIRCULATION WILL SUPPORT WALKING AND BIKING TO THE MOBILITY HUB. MOBILITY HUBS WOULD INCORPORATE A COMBINATION OF AREAS ON THE FAR SIDE OF THE INTERSECTIONS RESERVED FOR TRANSIT STOPS, LONG TERM BIKE PARKING SUCH AS BIKE LOCKERS, PARKING LOCATIONS FOR DOCKED OR DOCKLESS SHARED MOBILITY VEHICLES (I.E. BIKE SHARE OR E-SCOOTER SHARE), INFORMATION KIOSKS, AND PARKING SPACES RESERVED FOR PUBLICLY-AVAILABLE ELECTRIC VEHICLE CHARGING, AND CAR SHARING.

A PORTION OF THE NORTH HALF OF SECTION 2, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
1" = 2000'

PRELIMINARY PLAT FOR INFRASTRUCTURE

LEGAL DESCRIPTION: BEING A PORTION OF THE NORTH HALF OF SECTION 2, AND A PORTION OF THE SOUTH WEST QUARTER OF SECTION 2, TOWNSHIP 34 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

THIS PRELIMINARY PLAT FOR INFRASTRUCTURE AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF,

AURORA PARCEL B, LLC

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____.

AURORA PARCEL B, LLC, ITS MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD. _____ BY _____

(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

SHEET INDEX

C1	COVER SHEET & NOTES
C2	TYPICAL ROADWAY SECTION
C3	EXISTING OWNERSHIP MAP
C4-C5	RIGHT-OF-WAY & EASEMENT EXHIBIT
C6	OVERALL SITE PLAN
C7	GRADING PLAN
C8	UTILITY PLAN
L9	LANDSCAPE COVER SHEET
L10	LANDSCAPE SCHEDULE
L11-L14	LANDSCAPE PLAN HYDROZONE PLAN LANDSCAPE DETAILS

DEVELOPER/APPLICANT

CUMMING GROUP
88 INVERNESS CIRCLE EAST,
BUILDING G, SUITE 101
ENGLEWOOD, CO
TYLER SMITH

CIVIL ENGINEER

WARE MALCOMB
900 S. BROADWAY, SUITE 320
DENVER, CO 80209
303-561-3333
TED SWAN

LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BENNOCK STREET
DENVER CO, 80204
303-892-1166
EVA MATHERS

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF _____ COLORADO AT _____ O'CLOCK M, THIS _____

DAY OF _____ 22 _____ A.D.

CLERK AND RECORDER: _____

DEPUTY: _____

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

METRO CENTER - PARCEL B

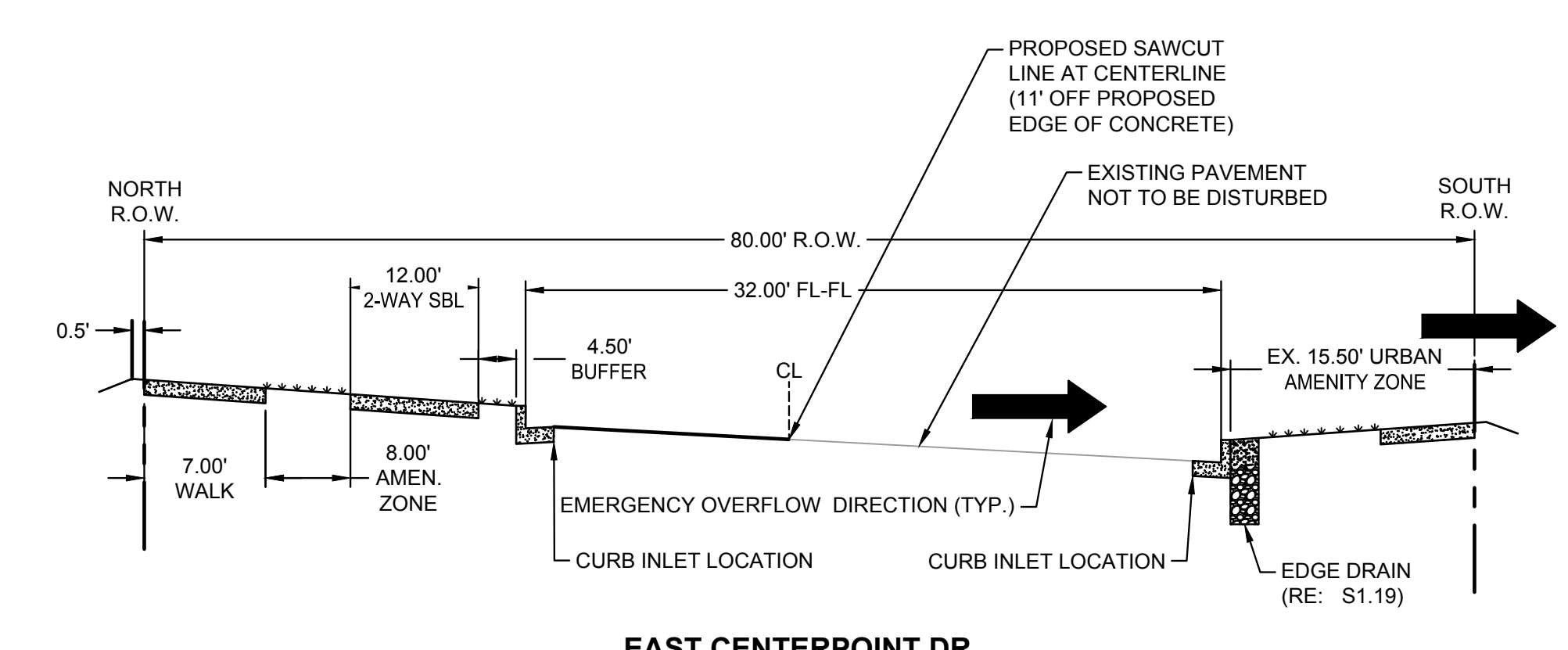
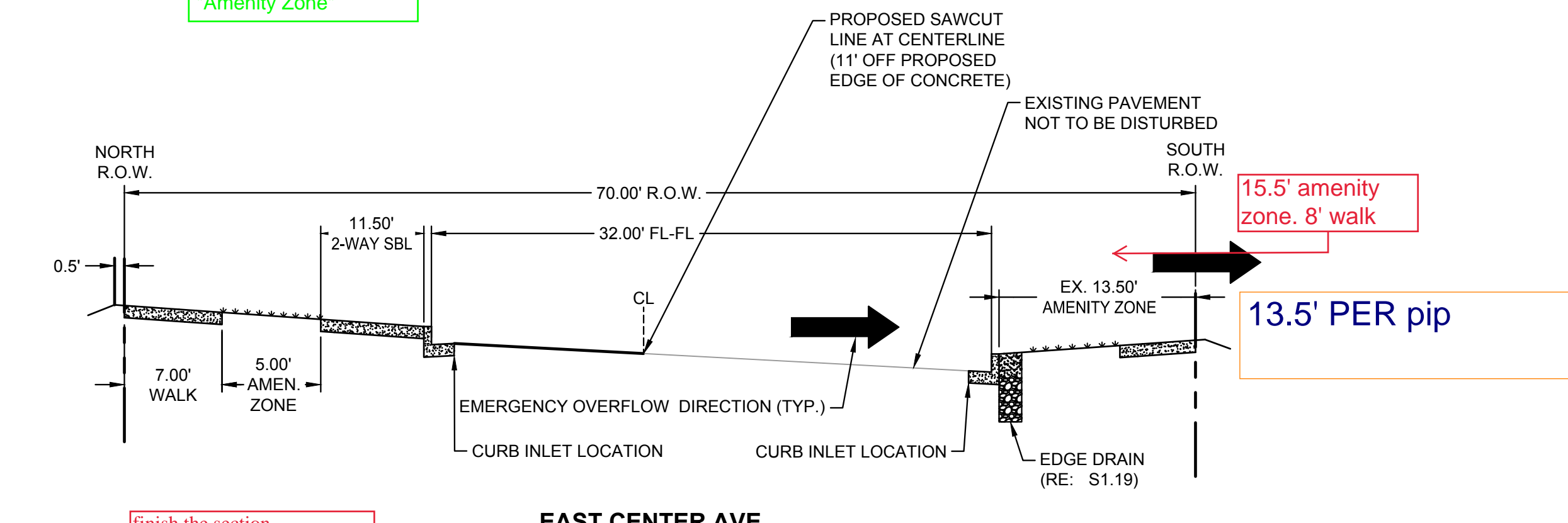
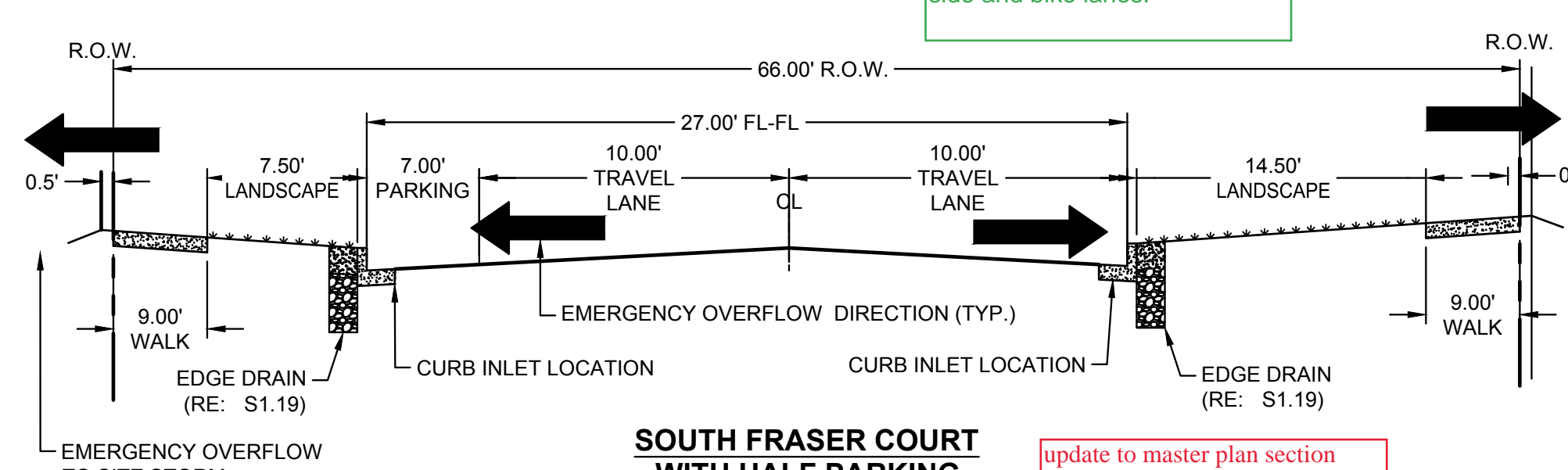
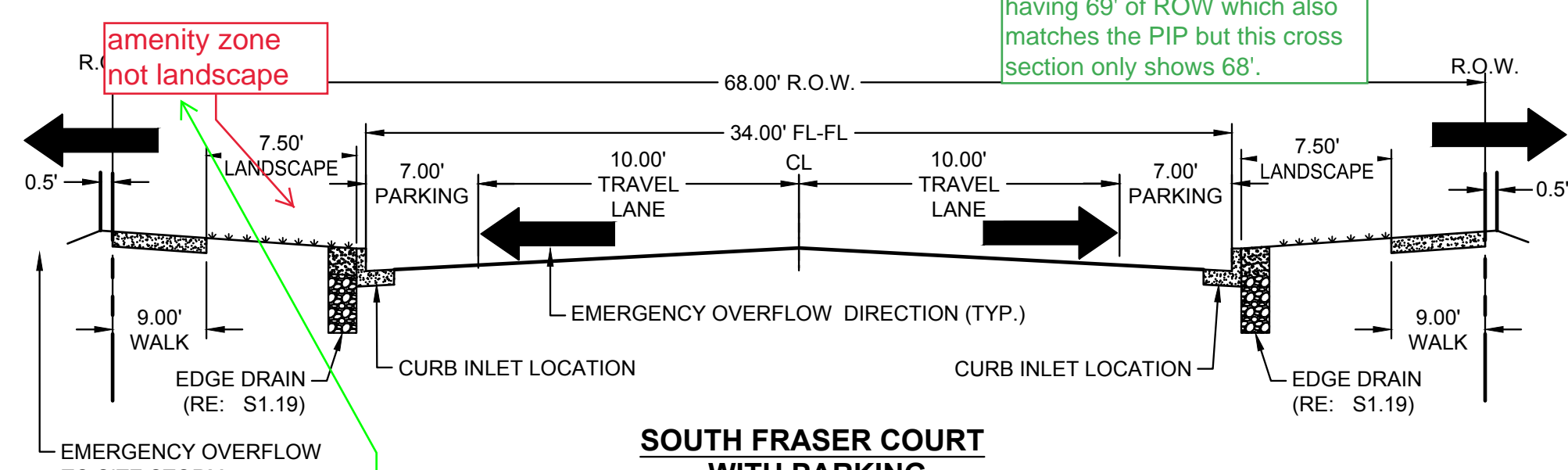
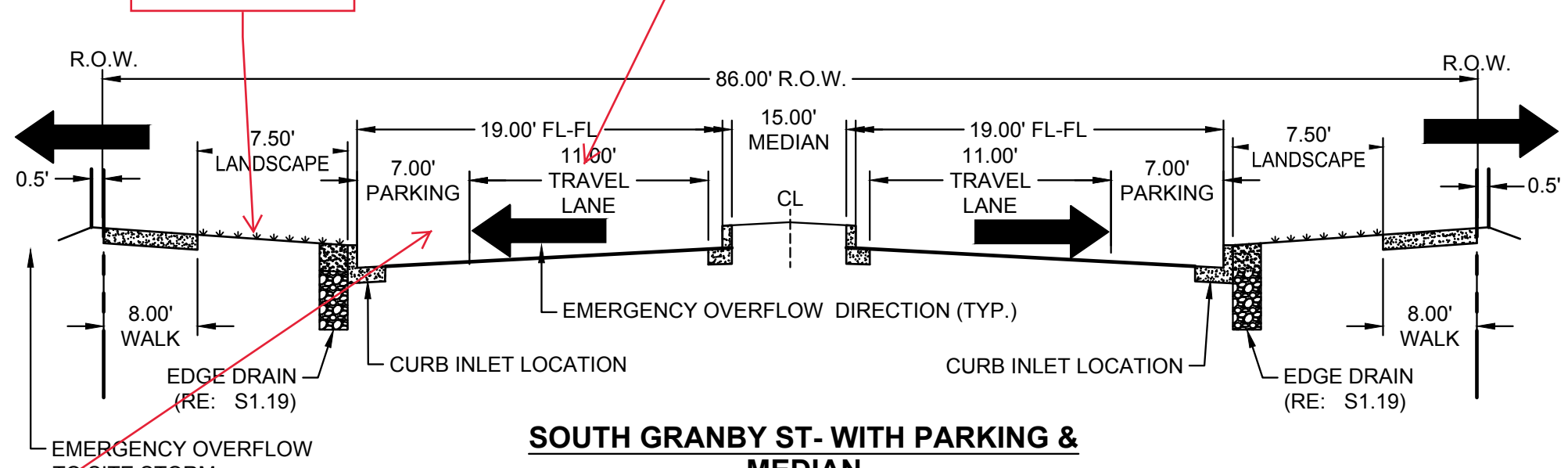
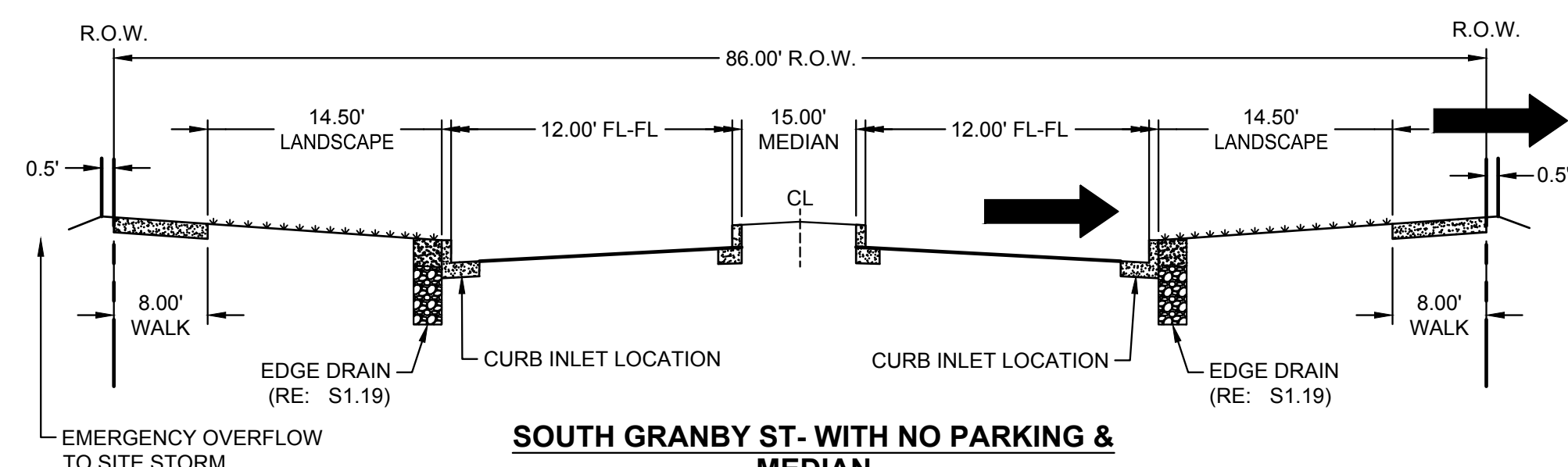
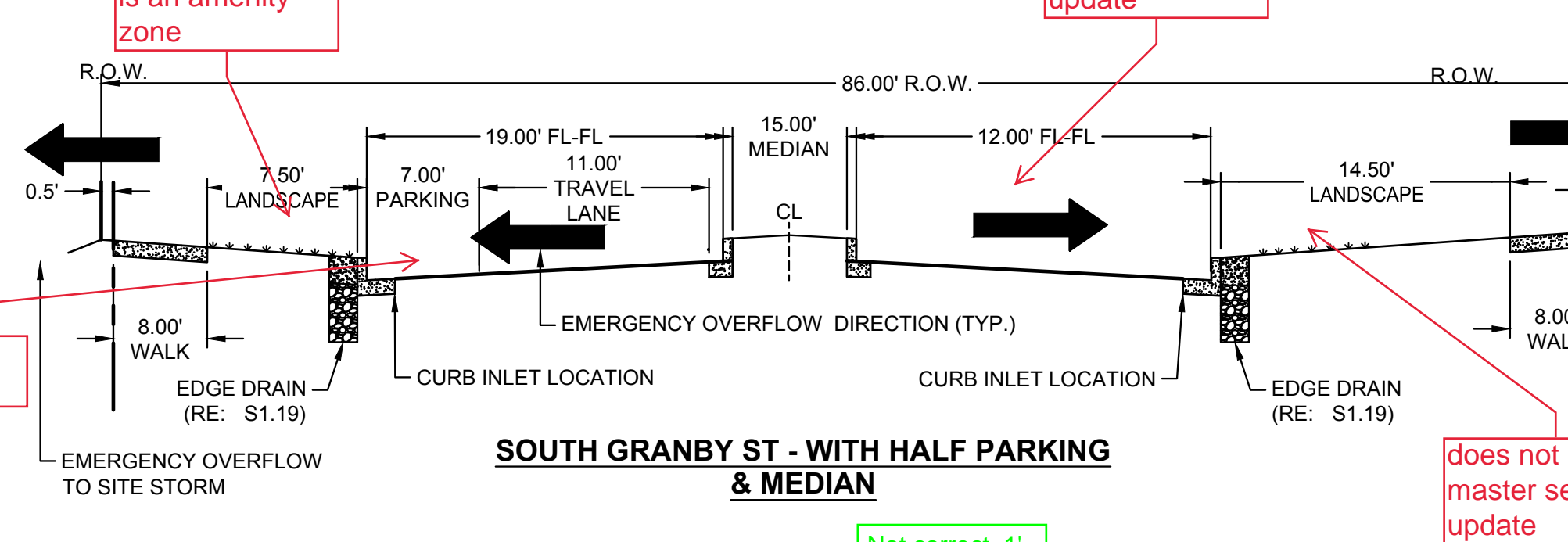
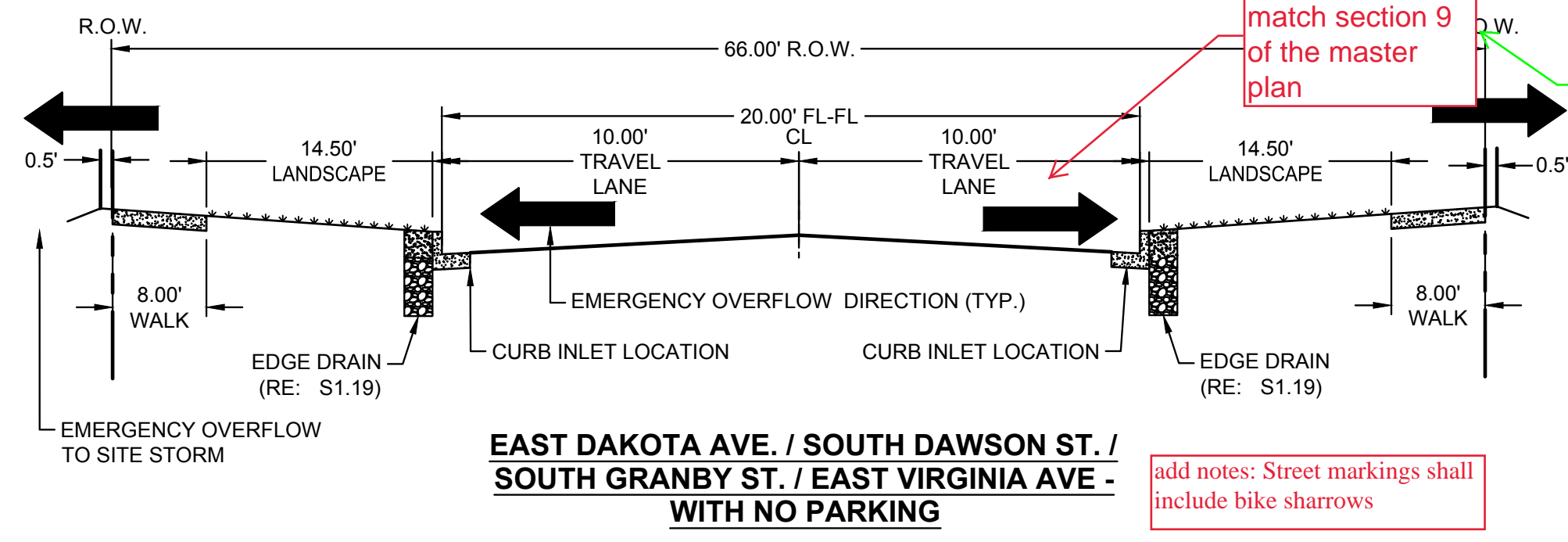
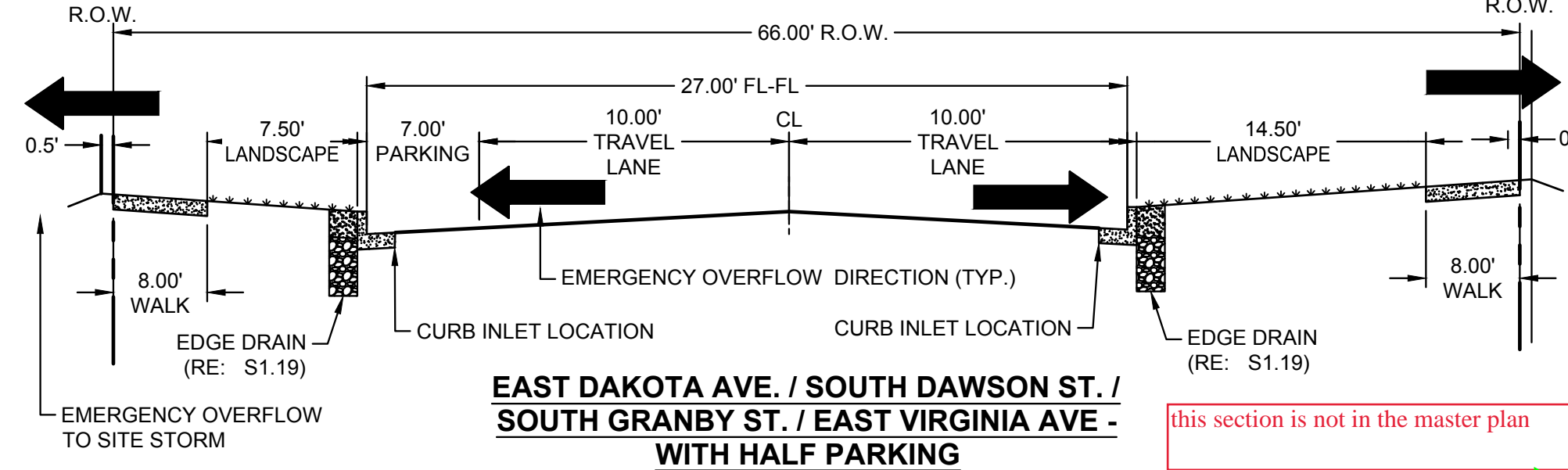
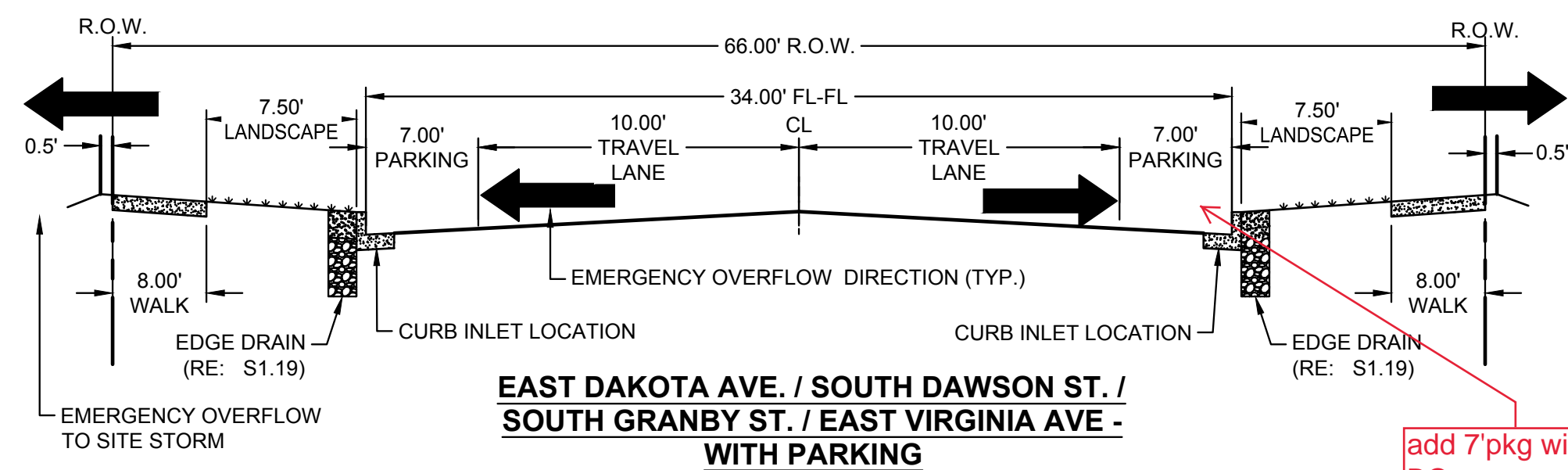
COVER SHEET & NOTES
AURORA CO

REMARKS

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

SHEET

C1



900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremailcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

METRO CENTER - PARCEL B

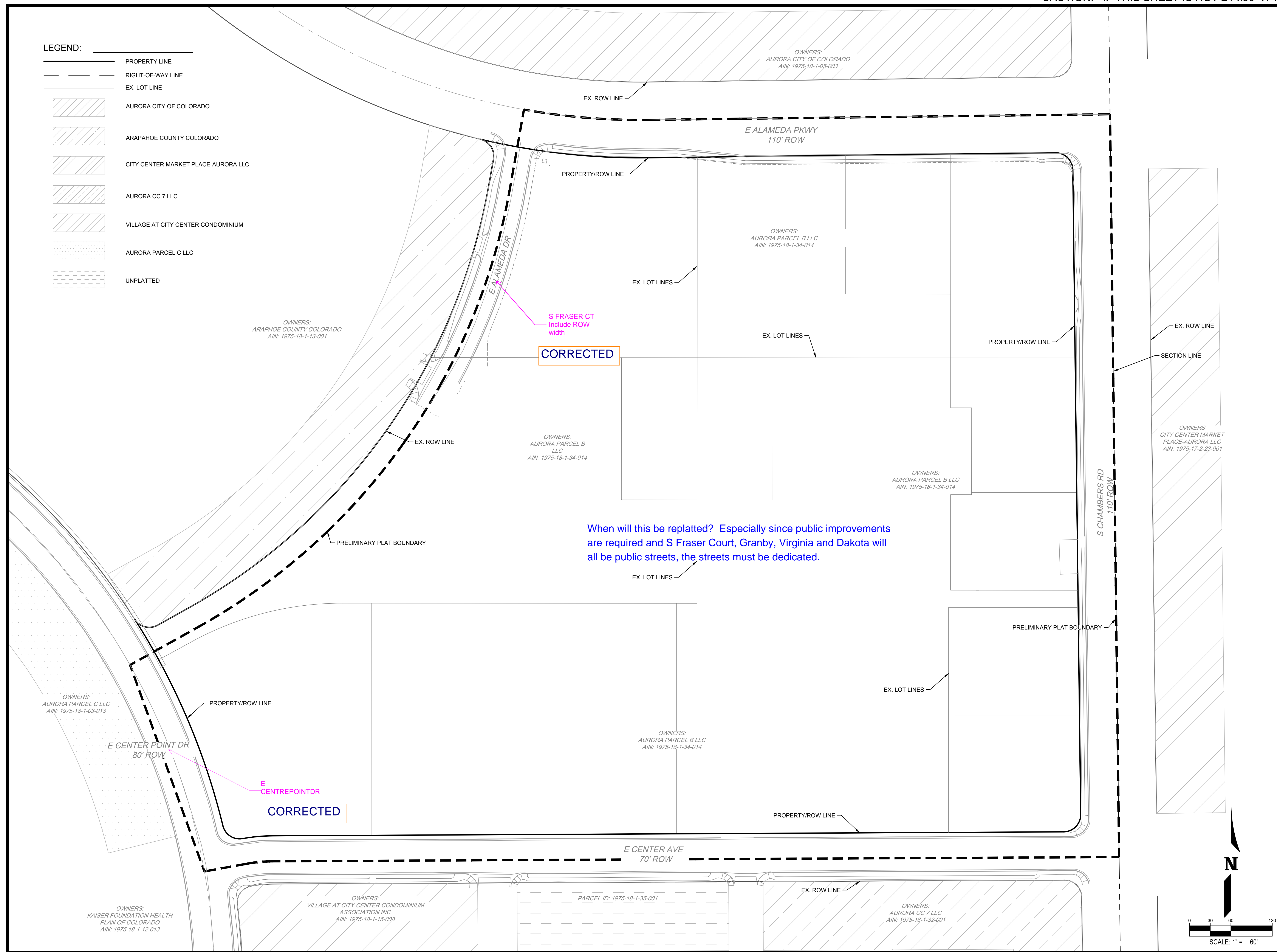
EXISTING OWNERSHIP MAP
AURORA CO

[illegible]

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

SHEET
C3

NOT FOR CONSTRUCTION



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suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

METRO CENTER - PARCEL B
PRELIMINARY PLAT FOR INFRASTRUCTURE
RIGHT-OF-WAY & EASEMENT EXHIBIT
AURORA CO

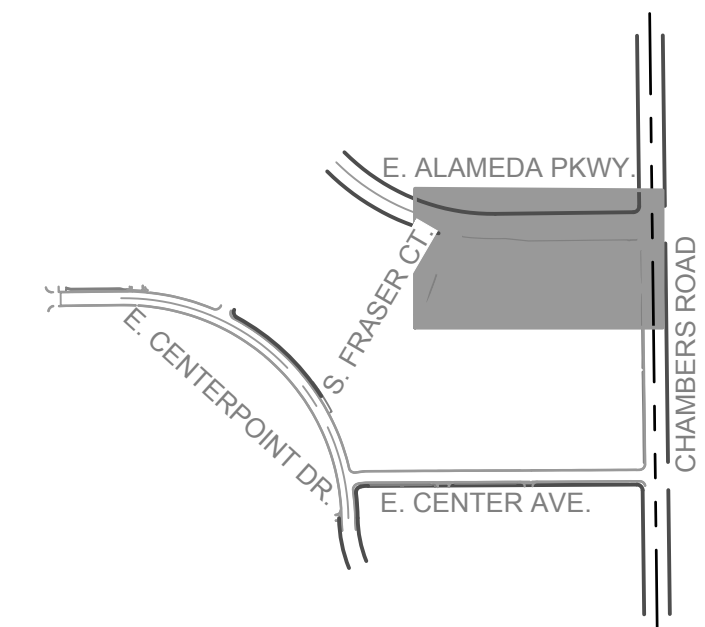
[illegible]

OB NO.:	DCS21-4112
A / PM:	J. CARANO
ESIGNED:	S LESSARD
ATE:	02/23/2022
LOT DATE:	02/23/22

SHEET

C4

NOT FOR CONSTRUCTION



KEY MAP
SCALE: 1"=2000'

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

OWNERS:
AURORA CITY OF COLORADO
AIN: 1975-18-1-05-003

SECTION LINE -

E ALAMEDA PKWY
110' ROW

EX. ROW LINE

TRAFFIC SIGNAL EASEMENT
REC NO. D1100788

FIRE LANE

CORRECTED

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

CORRECTED

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

Easement labeled
per comment

Frasier to be dedicated with plat. and to be submitted with this round

Court be dedicated? No plan has been submitted. Please advise.

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

CORRECTED

CORRECTED

OWNERS:
JURORA PACEL B LLC
IN: 1975-18-1-34-014

CORRECTED

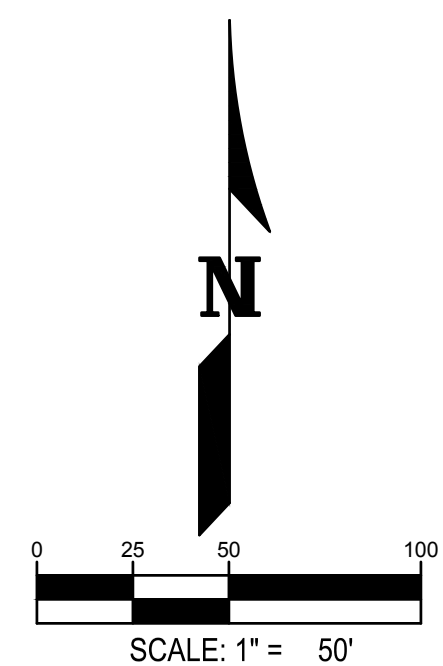
S CHAMBERS RD
110' ROW

MATCHLINE
SEE SHEET C5

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

LEGEND:

 PROPERTY LINE
 RIGHT-OF-WAY LINE
 EXISTING EASEMENT



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FOR AND ON BEHALF
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METRO CENTER - PARCEL B
PRILIMINARY PLAT FOR INFRASTRUCTURE
RIGHT-OF-WAY & EASEMENT EXHIBIT
AURORA CO

EXISTING
ADDED

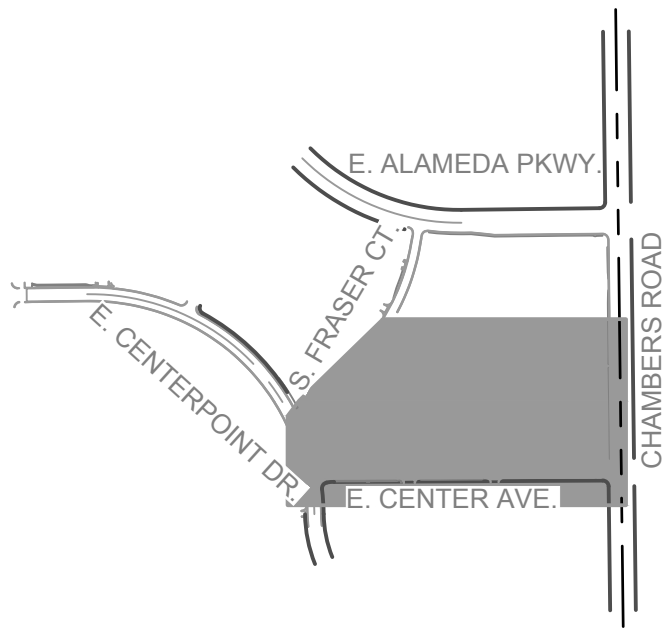
NO.	DATE	REMARKS

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

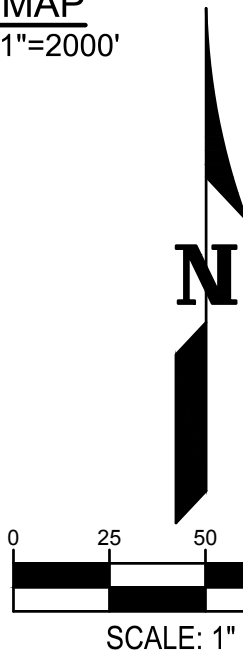
SHEET

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

FIRE LANE

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

FIRE LANE

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).

Existing?

W:\DCS21\4112\Civil\CAD\Sheets\Planning\SP\Right-Of-Way & Easement Exhibit\DCS21-4112_C3_Right-of-Way & Easement Exhibit.dwg SLESSARD

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

16' UTILITY EASEMENT
REC. NO. D1100788

16' UTILITY EASEMENT
REC. NO. D1100788

EX. ROW LINE

E CENTER POINT DR
80' ROW

E CENTREPOINT DR

CORRECTED

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

8' GAS EASEMENT
BOOK 55 PAGE 33

8' SIDEWALK EASEMENT
REC. NO. D1100788

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

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

16' UTILITY EASEMENT
REC. NO. D1100788

EX. PROPERTY LINE

EX. PROPERTY LINE

8' GAS EASEMENT
BOOK 55 PAGE 33

16' UTILITY EASEMENT
BOOK 55 PAGE 33

9' SIDEWALK EASEMENT
REC. NO. D1100788

E CENTER AVE
70' ROW

EX. ROW LINE

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

16' UTILITY EASEMENT
BOOK 55 PAGE 33

23' FIRELANE EASEMENT
REC. NO. D1100788

16' UTILITY EASEMENT
REC. NO. D1100788

16' UTILITY EASEMENT
BOOK 55 PAGE 33

25' x30' UTILITY EASEMENT
REC. NO. D1100788

TRAFFIC SIGNAL EASEMENT
REC. NO. D1100788

37' FIRELANE &
PUBLIC ACCESS EASEMENT
REC. NO. D1100788

16' UTILITY EASEMENT
REC. NO. D1100788

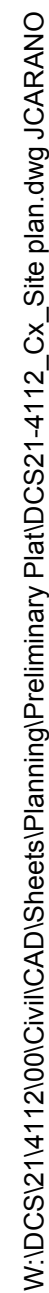
16' UTILITY EASEMENT
REC. NO. D1100788

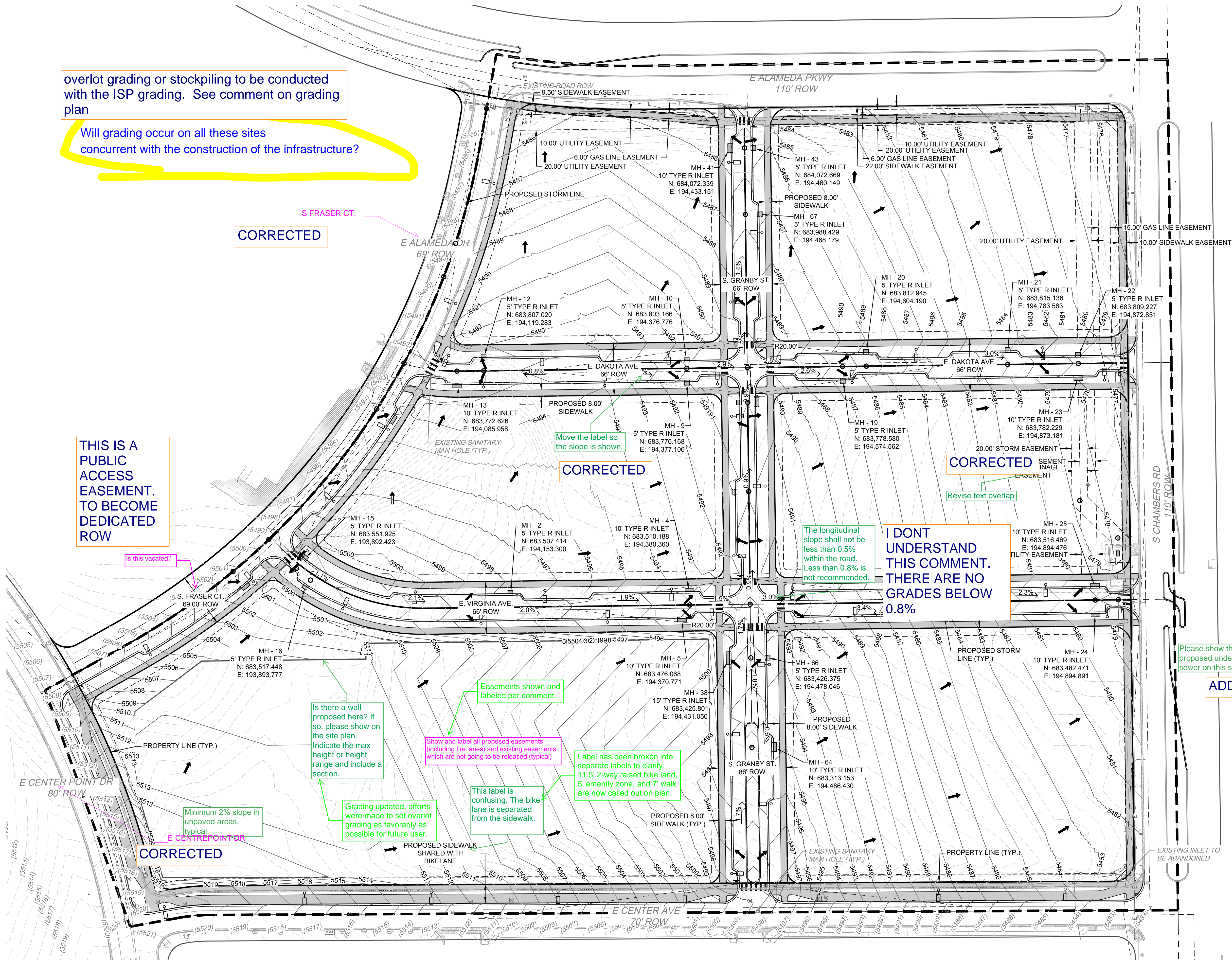
31' DRAINAGE EASEMENT
BOOK 3630 PAGE 536

EX. ROW 110'

S CHAMBERS RD
110' ROW

NOT FOR CONSTRUCTION





LEGEND:

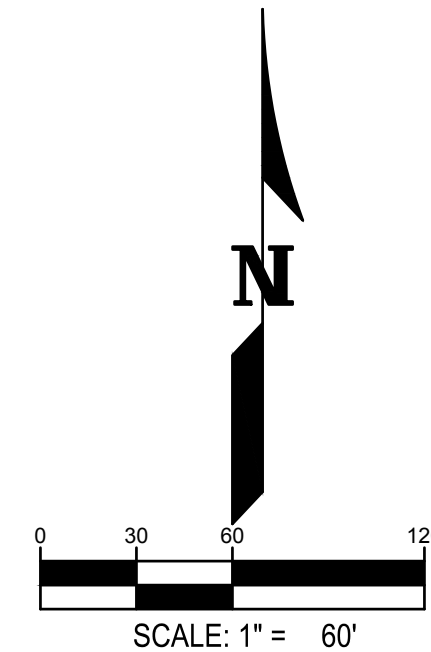
- PROPERTY LINE
- ADJACENT RIGHT-OF-WAY LINE
- ISP BOUNDARY
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- EXISTING SANITARY SEWER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

GRADING NOTES

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

OTHERWISE

CORRECTED



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

CAUTION: IF THIS SHEET IS NOT 24"X36" IT IS A REDUCED PRINT

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 |

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FOR AND ON BEHALF
OF WARE MALCOMB

METRO CENTER - PARCEL B
PRILIMINARY PLAT FOR INFRASTRUCTURE

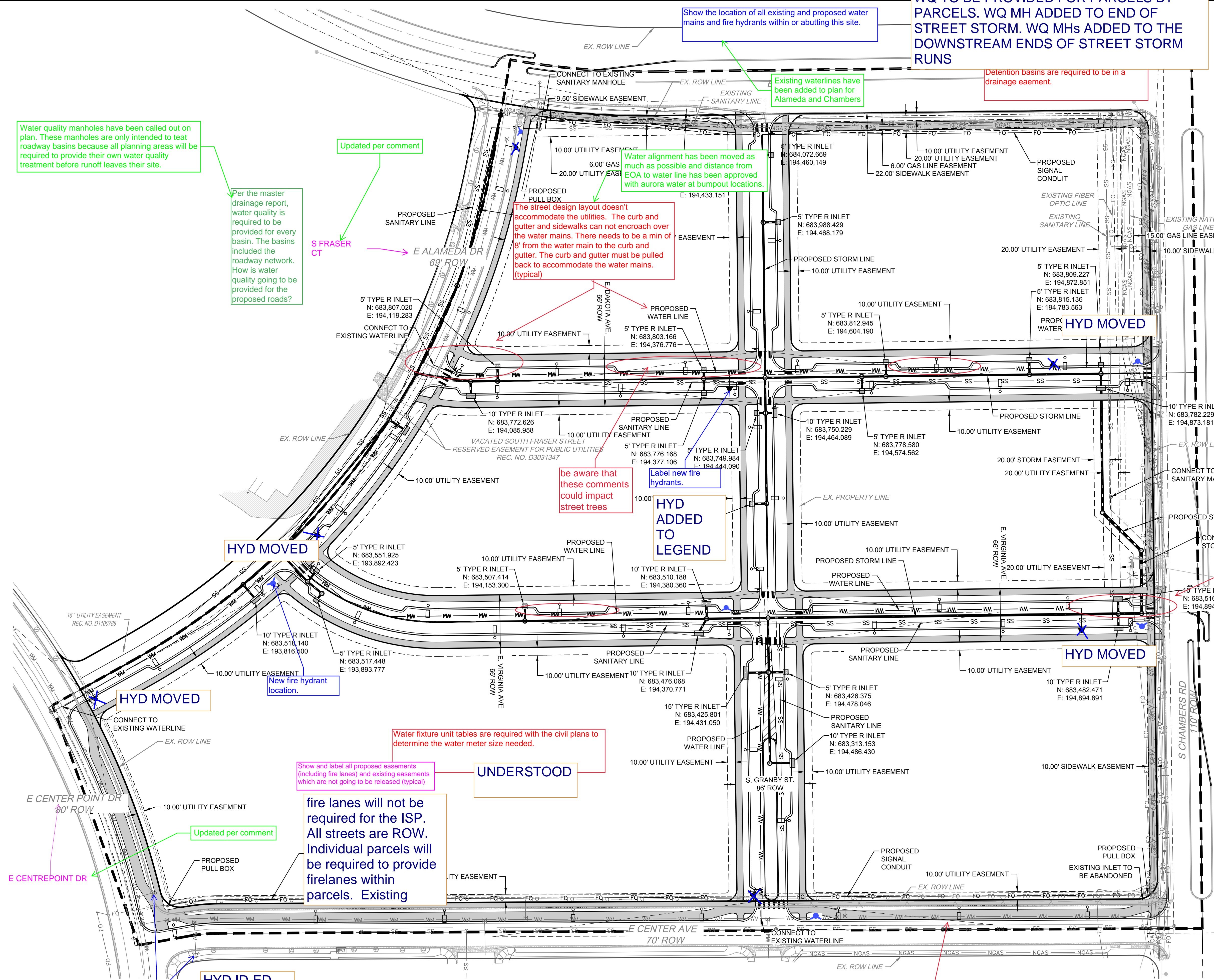
OVERALL UTILITY PLAM
AURORA CO

[illegible]

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

SHEET
C8

NOT FOR CONSTRUCTION



CORRECTED

Show new fire hydrant symbol in legend.

Connection to water in Chambers has been shown per comment.

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

HYD MOVED

No water mains permitted under sidewalks. (typical)

OK-ED PER
AW

UNDERSTOOD

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

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

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

HYD
ADDED
TO
LEGEND

be aware that
these comments
could impact
street trees

PULL BOX

The street design layout doesn't accommodate the utilities. The curb and gutter and sidewalks can't 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)

Existing waterlines have been added to plan for Alameda and Chambers

Detention basins are required to be in a drainage easement.

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

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

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

HYD MOVED

Please label
existing fire
hydrants.

HYD ID-ED

Updated per comment

LEASEMENT
New fire hydrant location.

Label ne
hydrants

design layout doesn't
te the utilities. The
dewalks can not en
ains. There needs to
water main to the cur
curb and gutter must
accommodate the water

HYD MOVED

Show new fire hydrant symbol in

0 30 60 120

SCALE: 1" = 60'

N