

Site Plan Application – Response to Comments

Date:	2019-10-10	Project Name:	Eastpark 70 Buildings 5, 6, 7
To:	Christopher Johnson, Contingent Planner I City of Aurora Planning Department	Project No.:	DEN17-0094-00
Subject:	Initial Submission Review – Eastpark 70 Building 7 – Site Plan	From:	Brian Weiss
		Application #:	DA-1735-06
		Case #:	2004-7001-06; 2019-6036-00

The following revisions for the above referenced project were completed and can be located as indicated. Your comments are listed in black type below and our responses are in *red italics*.

Comments and responses:

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and address all formatting and correctness comments from all departments.
We have reviewed and incorporated all formatting and correctness comments as addressed below.
- Review and address all redline comments from Real Property on the formatting of the Plat.
All comments have been addressed.
- Update Western building elevation (see Item 4)
Building elevation has been updated with the proposed paint scheme.
- Provide proof of approval from the Architectural Review Committee
Approval letter is provided with this submission.
- Show and label proposed street lights (see Item 10)
All streetlights have been added and labeled.
- Adjust all Site Plan notes accordingly (see Item 11 and 12)
All site plan notes have been addressed.
- Show the location of all FDC and Knox Boxes on the elevations (see Item 12)
FDC and Knox Boxes are indicated.
- Delete all references to previous Lots and Blocks (see Item 14)
All references to previous lots and blocks have been deleted.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application
- 1A. Contextual Site Plans are only for projects that are within E-470 zone districts, therefore no Eastpark 70 project is a CSP. Please adjust the title block accordingly, and address this throughout all Eastpark 70 plan sets. The title block should be provided on each sheet in a consistent manner.
The titleblock has been revised and is now consistent throughout the drawing set.
- 1B. The vicinity map does not provide much context for the project at the provided scale and level of detail. Project site is shown in the wrong location as well. Please fix.
The vicinity map has been revised to provide more context for the project. It is not intended to be a scale drawing.
- 1C. The maximum height in the M-1 zone is 60 feet, not 75 feet. Please adjust the data table.
The maximum height has been revised in the data table.

- 1D. Provide a dimension for the Tree Lawn.
Dimensions for the Tree Lawn have been added.
- 1E. The data block provides a different gross building area than is shown on the site plan. Please check which of these measurements is correct and edit this.
Gross building area on the site plan has been corrected.
- 1F. The building number labels in the key map are incorrect and inconsistent from sheet to sheet. Please fix throughout. Or if numbers are intended to represent something other than building number, please clarify.
Building numbers have been updated.
- 1G. Please clarify what the indicated symbols throughout Sheet 2 are intended to represent. Fix throughout.
Noted.
- 1H. Provide setback measurements for the northern, southern, and eastern building setbacks. Setback measurements should be from the nearest property line to the nearest foundational wall.
Setback measurements have been added for all directions.
- 1I. The project title block should be included on the landscape plan.
The title block has been updated on this sheet.
- 2. Zoning and Land Use Comments**
- 2A. This project site is zoned M-1, Light Industrial District. The purpose of this district is to provide locations for light manufacturing, office uses, wholesaling, and related services. Such locations may be in proximity to neighborhoods and are intended to produce minimal external impact. Because of this, uses are of low intensity, external impacts are limited, and permitted uses are limited to those that can be operated in a clean and quiet manner. It also includes certain public facilities which are needed to serve this district and nearby neighborhoods.
Noted. The proposed uses are congruent with this zone district.
- 2B. All abutting zone districts must also be labeled on the site plan.
All abutting zone districts have been labeled on the site plan.
- 2C. Show the location of the trash enclosure and provide elevations on the Architectural Details Sheet. Trash enclosures should fully conceal any trash receptacles and should be designed in compatible styles and materials to the primary structure.
As typical with other buildings in this development, most tenants will utilize trash compactors in their dock areas. If any future free-standing trash receptacles are needed, and amendment to the site plan will be submitted.
- 3. Streets and Pedestrian Issues**
- 3A. The ADA Accessible Route must be shown on the Site Plan and Photometric Plan and must provide a connection to the adjacent public way prior to Planning Commission hearing.
ADA accessible route has been updated on the site and photometric plans.
- 4. Architectural and Urban Design Issues**
- 4A. Proof of approval of the elevations by the Architectural Review Committee for Eastpark 70 must be provided prior to Planning Commission hearing.
The elevations will be approved by the Architectural Review Committee for Eastpark 70 and a letter will be provided prior to the scheduled Planning Commission hearing.

- 4B. Building mounted light fixtures should be shown on the elevations. A symbol can be used and shown in the legend.
Building-mounted light fixtures are indicated on the elevations and noted with keynotes 018 and 019.
- 4C. Any rooftop mounted vents or mechanical equipment? If so, please indicate the location and ensure screening compliant with code is provided. Code Section 146-1300 details the requirement for screening.
No rooftop mounted vents or mechanical equipment is proposed at this time.
- 4D. Provide some form of architectural/design variation to break up the building facades, specifically the western elevation. This elevation needs more architectural variation, as it is very visible from Smith Road and the adjacent residential properties. City Code and the Eastpark 70 Master Plan both prohibit back of house appearance and require that no facade extend more than 150' without some form of appropriate technique to break up the massing of the facade. Provide some form of architectural/design variation to break up this facade. Projections, variations in parapet height, changes in color, etc.
The paint scheme has been revised as suggested to provide the required architectural/design variation.
- 4E. The doors on the overall west elevation appear to be several feet above grade. Please clarify if this is intentional and provide stairwells if so. If this is an error, please correct it.
Gradeline and steel stairs are indicated on the elevation.
- 5. Signage Issues**
- 5A. The information shown in the data table on maximum sign area is not what code states. Based on Article 16 of Code, you should be allowed 325 sf of max sign area. Eastpark 70 Master plan has additional restrictions on the number of signs, which supersede code.
Data table has been revised.
- 6. Master Site Plan Amendment**
- 6A. For your second submittal, please submit a full set of the existing Master Site Plan and highlight the portion of the plan which you propose to amend. The language on the sheets that were submitted has been amended to only limit the hours of operations for the lots on the southern boundary of Eastpark 70, specifically Lots 1, 2, 6, and 7, Block 4. This restriction must remain in place. If there is language elsewhere in the Master Site Plan which contradicts or elaborates on this restriction and/or limits the hours of operation for Building 7, then that must be edited as part of your Master Site Plan Amendment.
Amendment has been addressed as part of the Master Site Plan.
- 7. Landscaping Issues**
- 7A. Sheet 9 Landscape Notes
- Add quantities to the plant list.
Will comply. See plant list.
 - Update the various landscape tables as noted.
Will comply. All tables have been updated.
- 7B. Sheet 11 Landscape Plan
- Dimension and label all the provided buffers.
Will comply. All buffers have been labeled.
 - Request a waiver for the lack of street trees. Staff will be supportive of the waiver request given the existing detention pond/infrastructure that precludes the installation of street trees. List the

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waiver on the landscape plan and cover sheet calling out the section of the zoning code. All reasons/explanations are to be provided within the letter of introduction.

Will comply. A waiver request has been added to sheet 9.

- There is no "SO" in the Plant Schedule.

Shumard Oak has been added to the plant list.

- Add three trees along the parking lot perimeter to meet the Smith Road Buffer requirements.

Will comply. 3 trees have been added to the perimeter.

- The parking lot along Smith Road sits above the road and so the plant material along the parking lot perimeter should get a minimum of 3' tall. The shrub rose and Russian sage will get between 2'-3' tall. Likely the smaller size. Color is important but select a species of shrub that will attain a minimum height of 3' to start.

Will comply. Morden Centennial Shrub Roses and Pygmy Peashrubs have been substituted.

- Make the three deciduous canopy trees along the north building face the same for aesthetic consistency.

Will comply.

- Add a street tree where indicated along Smith Road.

Will comply.

- Why are the two parking lot end islands along the north building face have different ground plane treatments?

Designer initiative. Changes made.

- Make sure all small parking lot islands 9'x19' have six shrubs.

As discussed and approved by Kelly Bish, the ornamental grasses located in the parking islands will be upsized from 1 gal. to 5 gal., therefore creating 6 shrubs for each parking island.

- For screening purposes, make all the shrubs along the indicated parking lot Miss Kim Lilac. See plan for comment.

Will comply.

- If grasses are being used to fulfill the buffer requirement along Ensenada Street, please indicate on the Landscape Plan that they will be five-gallon, otherwise the buffer will be deficient.

The quantities of trees, shrubs, and grasses meet the Ensenada Street buffer requirements without having to upsize the grasses. All grasses along Ensenada will remain 1 gal.

8. Addressing

8A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version.

Please eliminate any line work outside of the target area. More information can be found at:

<http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.

This will be provided upon approval of the site plan.

9. Environmental Planning

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- 9A. Because this property is located within the Airport Influence District (AID) of Buckley Air Force Base (BAFB), the applicant must ensure that an avigation easement has been conveyed to the City of Aurora for this parcel and that this easement has been recorded with the Arapahoe County Clerk and Recorder. A copy of the recorded document must be submitted to the Case Manager and:

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

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

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

The requirements of the AID are noted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering

Sheet 2 Cover Sheet

- 10A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Noted.

Sheet 2 Site Plan

- 10B. Show and label proposed street lights. Add a note that states street light locations are approximate and final location will be determined with the photometric plan submitted with the civil plans.

Street Lights are shown and labeled.

- 10C. Show and label the existing drainage easement.

Easement is now labeled and shown.

- 10D. Provide a dimension for the existing sidewalk.

Dimensions have been added.

- 10E. Update the existing curb ramps to meet current city standards.

Noted. Curb Ramps to be updated as necessary.

Sheet 3 Grading Plan

- 10F. Label all slopes. The maximum slope is 3:1 on site.

Slopes have been labeled.

- 10G. Show and label all proposed street lights.

Street lights labeled and shown.

Sheet 10 Landscape Plan

- 10H. Show the proposed storm sewer on this sheet.

Storm sewer indicated.

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Sheet 12 Photometric Plan

- 10I. Street lights are required for Smith Road and Ensenada Street. Street lights on public streets shall be owned and maintained by the City of Aurora and shall meet COA standards. A street lighting plan shall be submitted with the civil plans. Add a note that the street light locations shown are not final. Final street light locations will be determined with a photometric analysis submitted with the civil plans.
No new streetlights are proposed.
- 10J. The street name is incorrect, change to Ensenada Street.
Street name has been revised.

Sheet 13 Lighting Details

- 10K. Include fixture for proposed street lights.
No new streetlights are proposed.

11. Traffic Engineering

Site Plan Set

- 11A. Add the following notes to the Cover Sheet:
“The developer is responsible for signing and striping all public streets. The developer 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. Additional signs have been identified on the Traffic Letter, and are a responsibility of this development.”
- And
- “Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.”
These notes have been added to the cover sheet.
- 11B. Remove Note 7 from the Site Plan sheet and add it to the Landscape Plan sheet. It is not required on this sheet.
Noted.
- 11C. Label all stop signs.
Noted.
- 11D. If desired, the indicated access point could shift west to avoid turning conflicts of large vehicles backing in for dock use & provide appropriate standard vehicle access to parking without having to conflict with dock doors.
Noted.
- 10E. Update all sight triangles to stop sign location to be compliant with COA STD TE-13.1. Typical throughout.
Noted.
- 10F. Please note that your Traffic Letter has been approved by Traffic Engineering. No further submittals of the traffic letter are required for this project.
Noted.

12. Fire / Life Safety

- 12A. Sheet 1 Cover Sheet
- Sheet 1 of 13 states 117530 SQFT Sheet 2 of 13 states 158664 SQFT Verify SQFT Changes required fire flow and hydrants

Sheet 2 has been revised with correct area.

- Duplicate to note 1. Remove this note
Duplicate note has been removed.
- Remove note #20.
Note has been removed.
- Add one Accessible Space for a total of 5 PER 2015 IBC Table 1106.1 Based on Providing 112 Parking spaces.
A total of 5 accessible parking spaces are provided.

12B. Sheet 2 Site Plan

- Accessible parking signage reviewed during civil plan review. Please remove all signage from the site plan submittal. (TYP)
- Change Handicap to Accessible.
- KNOX
- Remove /ANSI
- Noe: Where a warehouse can utilize high-piled storage the 2015 IFC, Chapter 32 will require fire access doors. As such, fire access doors are required to be shown on the site plan typically at 100' on center in areas where highpiled storage is adjacent to a fire lane or public roadway.
- additional Accessible parking spot required total of 5
- Relabel: FDC w/app'd Knox Caps/Plugs & Knox Box at Fire Riser Room Door.
- Show and label the required crosswalk in this area.

Changes and Revisions Made

12C. Sheet 3 Grading Plan

- Replace Hardware with Plugs or Caps
- Add crosswalk to the legend.
- Please utilize all life safety comments from previous sheet to update requested changes. (TYP)
- Provide spot elevations within the accessible routes indicated.
- As shown for the accessible route to the north, provide an accessible route that connects to the public right of way.

Changes and Revisions Made

12D. Sheet 4 Utility Plan

- Show and label bollard protection for all fire hydrants that can be exposed to semi-tractor/trailer movements. Include bollard protection in legend.
- Add a fire hydrant at this location to support Smith Road.
- NOTE: The relocation of the fire line and domestic water line to the new location shown could be tapped off of the internal water line saving the applicant the costs of additional taps to the existing street.
- Gates?? If so gates must be shown on the site plan. Please be aware that a separate building permit will be required before installation.
- The fire riser room relocation is due to the need to have a fire hydrant within 100' of the fire department connection. The previous locations did not provide that and would have required an additional fire hydrant.
- Move hydrant. Add Bollard protection
- Knox mounted next to the fire riser room door
- Add sidewalk connecting the riser room to the existing sidewalk

- Cross-hatch this parking space. Note 1 parking space

Changes and Revisions Made

12E. Sheet 5 Elevations

- As shown on the site plan comments, this location would be better suited for the fire riser room (door) and fire department connection.
- Elevation plans shall show the location of all FDC and Knox Box(es). Provide an FDC with a "Y" symbol and label it as "FDC with approved Knox Hardware". Provide a an "X" inside a box and label it as "Knox Box". Provide an exterior fire riser room door at this location.
- (Typical all elevation sheets)
- Indicate if these are your fire access doors required by the 2015 IFC, chapter 32.

Revisions incorporated as requested.

12F. Sheet 6 Elevations

- Include stairs where access to fire access doors are needed (typical).

Grade line and steel stairs are indicated.

12G. Sheet 8 Site Details

- Indicate if these stairs are intended to provide access to the fire access doors. Show where these stairs will be located on the site plan and utility sheet.

Grade line and steel stairs are indicated.

12H. Sheet 10 Landscape Plan

- Landscaping will need to be removed for hydrant new location 6 inch curb.
- Extend sidewalk into the indicated area.
- Cross-hatch this parking lot.

Revisions incorporated as requested.

12I. Sheet 12 Photometric Plan

- Provide a solid dashed line along the entire exterior accessible route including to the public right of way.
- Change all labels to Accessible route.

Accessible route is indicated.

13. Aurora Water

- 13A. Verify 5 feet behind the hydrant is included in easement dedication. Typical for all hydrants.

Verified

- 13B. No need for redundant valves in the indicated areas.

Additional valves have been deleted.

14. Real Property

- 14A. Change the legal description to reference the plat included with this project.

Noted.

- 14B. Change note 7 to say "All crossings OR encroachments..." rather than "and".

Noted.

- 14C. Show adjacent easements on the plan.

Noted.

- 14D. Show the lines of existing easements on the Site Plan and Utility Plan.

Noted.

- 14E. Delete all references to previous lots, blocks & plats. All references should be to the new plat included with this project.

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Noted.

14F. Add the right of way width of Smith Road.

Noted.

14G. If the indicated monument sign or retaining walls are located in an easement, then they will need to be covered by a License Agreement. Contact Grace Gray for information.

Noted.

14H. Release the existing easements within the building footprint by separate documents. Delete them from the Site Plan.

Noted.

14I. Show the existing adjacent lot lines on the Utility Plan.

Noted.

14J. Ensure that the dimensions for proposed utility lines match the Civil Drawings.

Noted.

14K. Add a line of delineation between the two types of easements:

“26’ Fire Lane Easement” &

“26’ Fire Lane & Utility Easement”

Do this for the Site Plan and Utility Plan.

Noted.

Plat

14L. Adjust the Plat margins to follow Adams County requirements. 18x24 inch sheets, with a 2-inch left margin and ½-inch margins on all other sides.

Noted.

14M. Please review and address all redline comments on the Plat for appropriate formatting and content. The Plat must be resubmitted in compliance with formatting and correctness required by the City of Aurora and Adams County. Please contact Real Property for any questions relating to the redlines.

Noted.

15. Xcel Energy

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for the above captioned project. Additional easements may need to be acquired by separate document including for existing underground electric distribution facilities in the northern area of the subject property.

Noted.

PSCo also owns and operates existing natural gas and electric distribution facilities along the northerly (gas) and easterly (gas and electric) property lines. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities xcelenergy.com/InstallAndConnect. The Builder’s Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Noted.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Noted.