



Second Submission Review - **RESPONSE LETTER**

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No additional community questions, comments, nor concerns were received with this review.

2. Completeness and Clarity of the Application

Sheet 2

2A. Detail drawings of the bike racks must be provided. Please provide a separate detail sheet for all items in the redlines requiring detail drawings. *Provided, see sheet 8.*

3. Zoning and Land Use

Comments *Sheet 1*

3A. Remove #4 from the Major Adjustments as it is not an adjustment to a UDO Section. Please add this as a Site Plan note with the edit as shown below: *Removed, see sheet 1.*

- Add the following: ...(see Site Layout Plan and approved Traffic Impact Study). *Added.*

4. Fence Issues *Sheet 2*

4A. Please provide any correspondence from the adjacent property owner regarding the fence. Prior to your Site Plan approval (and preferentially prior to the Planning Commission hearing), a letter of approval from that property owner will be required. If the owner does not respond, please let me know and I can try to contact them. *See letter from adjacent owner.*

4B. There are notes on this sheet and throughout that are conflicting regarding the southern fence. One note indicates a new 8' masonry fence and one note indicates the fence gap is to be filled with matching (E) fencing. Please clarify that the proposed 8' masonry fence will continue to the eastern property line.

The 8' masonry fence will continue to the easterly property line, see sheet 2. The existing fence gap will be closed.

Sheets 3-4

4C. Add a note for the proposed 8' masonry fence on the southern property line.

Note added, see sheet 2

Sheet 8

4D. Include a detail for the proposed fence along the southern property line. Please include height, materials, and color at a minimum. *Provided, see sheet 8.*

5. Parking Issues

5A. Parking issues have been resolved.

6. Architectural and Urban Design Issues

Sheet 8

6A. Please add callouts for the color, material, height, and width of the bike rack detail. *Provided, see sheet 8*

Sheet 9

Verify that the metal roofing is standing seam. *Verified.*

6B. Metal roofing shall be finished. Please indicate the finish as some level of non-reflective finish (matte or similar) and indicate the paint color. *Provided*



6C. Indicate the paint/finish color for all materials shown on the colored elevation. *Provided.*

6D. Ensure the wainscot texture is shown on the colored elevation. *Provided.*

6E. Ensure that the light fixtures provided are downcast only and do not shine up. It appears this is the case, but please verify on your next submission. *Downcast only..*

7. Signage Issues

Sheet 1

7A. Please list adjustment request 3 as a minor adjustment. For clarity, it may be helpful to title the Adjustments section “Major Adjustments” and add a note for this request (#3) under the data table with an asterisk referencing the total number of signs. *Provided.*

Sheet 8

7B. Label the monument sign with a dash line indicating “Sign Area”. *Provided.*

7C. The sign base and face materials should be indicated on the detail. Please also include the depth of the sign. Per Real Property comments, please also include the foundation detail. *Provided.*

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

Sheet 5

8A. Include the retaining wall along the locations shown on the redlines. *Retaining walls shown. See sheet 2.*

8B. Show and include the proposed CMU wall in the pond. *An above ground pond is not proposed. CMU Masonry wall shown along with retaining walls.*

8C. Because there technically is not a buffer being provided, the two values in the non-street buffer table should be zero shrubs and trees provided. *Chart updated to reflect zero shrubs and trees provided for this category.*

8D. Add an asterisk and a note to the bottom of the standard rights-of-way table indicating utility conflicts. Additional shrubs have been added to compensate for one less tree. *Utilities are now located such that both required trees can be provided.*

8E. Modify the tables within this sheet per the redlined comments. *Tables have been modified to reflect redlined comments.*

8F. Add an asterisk to the bottom of the street frontage buffer table indicating that a buffer reduction feature of a hedge or double row of shrubs has been provided. *Asterisk and comment added below table.*

8G. Shift the tree called out in the redlines slightly south as there is a water line just inches from the center of the tree. *Tree has been shifted slightly south.*

8H. Because this was submitted after the adopted of the UDO (2019), the UDO standards are applicable. For the southern buffer, the plant material requirements are one tree and five shrubs per 25 linear feet. *Table has been updated and plantings have been added to meet the increased requirement.*

**Sheet 6**

- 8I. Include a detail or elevation of the proposed 8' wall that is replacing the fence along the southern property boundary and provide an elevation detail of the proposed retaining wall adjacent to or part of the detention pond area. Include the color, material and height. *Elevations have been provided for retaining wall and 8' masonry wall.*

9. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file. *Provided.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**10. Civil Engineering** (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)*Sheet 1*

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

Sheet 3

- 10B. Show and label the drainage easement.

Provided, see sheets 2, 3, 4

- 10C. Show the storm sewer on the grading plan.

Provided, see sheet 3

- 10D. Add a note indicating if the storm sewer system is public or private and who will maintain it. Please also add this note on sheet 4 per the redlines.

Provided, see sheets 3, 4

- 10E. Railing or barrier is required on all walls greater than 30".

Landscaping wall on south side of parking lot is proposed as 2' or less above FG. Retaining wall along southerly property line is proposed as max 3.8' above FG and barriered by proposed 8' wall, see sheets 2, 3

- 10F. The corner of the wall is 3'. Adjust the call out to reflect the maximum height and include a note for railing or barrier where the wall is over 30".

Landscaping wall on south side of parking lot is proposed as 2' or less above FG.

11. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)*Traffic Impact Letter*

- 11A. The Traffic Impact Letter has been approved. No resubmissions of this letter are required unless there are site changes that impact the traffic impact letter assumptions.

*Site Plan Comments Sheet**2*

- 11B. Egress side of the pork chop is not restrictive enough. Please mirror what is shown on the south side (ingress) of the access.

Updated, see sheet 2

11C. Reduce the ramp width to match what is shown on the north side of the access. 11D.

Show the sight triangle on the Site Plan as well.

Updated, see sheets 2, 3



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Sheet 5

11E. Sight triangles are shown incorrectly. Extend them to the center of the conflicting lane.

Updated, see sheet 2

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

Sheet 1

12A. Verify the number of sheets. This submission has 12 sheets. *Provided.*

12B. Remove the note referring o the 2009 IBC. The City of Aurora has adopted the 2015 IBC. *Provided.*

Sheet 2

12C. The portion of the pork chop is encroaching into the fire lane and will require a License Agreement.

Contact Real Property for all License Agreement concerns.

Understood

12D. Van parking and accessible aisle must meet the minimum width per ICC A117.1-2009 Section 502.2.

Updated, see sheet 2

Sheet 5

12E. Change HC to Accessible, typical throughout. *Understood.*

Sheet 9

12F. Show the location of the accessible parking signs on the elevations. *Provided.*

Sheet 11

12G. **2nd Request:** Provide a bold dashed line to show the exterior accessible route throughout the site to the required accessible entrances (60%), site amenities (mail, trash and similar), and transportation stops (or to the edge of the site near public transportation stops). Maintain a minimum 1 ft candle to all exterior accessible routes. *Provided.*

12H. Show the location of the accessible ramp. It appears that this ramp detail does not reflect the other sheets. *Provided.*

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

Sheet 3

13A. The utility easement still appears to be grade for the swale. Please revise.

Grading updated to begin swale outside of the easement.



Sheet 4

13B. Water service from the main through the meter is public.

Revised, see sheet 4

Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple) 14A. Forestry comments and issues have been addressed.

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

Sheet 1

15A. Modify note number 7 of the Site Plan Notes per the redlined comment. *Modified.*

15B. Add the architectural features encroachment comment to the Site Plan Notes per the redlined comment.

Added.

Sheet 2

15C. Cover the portion of the pork chop shown in the redlines with a License Agreement. Contact Grace Gray at ggray@auroragov.org to start this process. Note, the Site Plan will not be approved and building permits will not be issued until the License Agreement is complete.

15D. Add the distance between the easement and the monument sign (including the foundation, footer, sign face, etc.).

Note added referencing installation of monument sign components, including foundation, footer, and sign face, to be outside of adjacent easement

15E. Add “to be dedicated by separate document” to the proposed easements, typical throughout.

Note added, see sheets 2, 3, 4

15F. Work with Andy Niquette (aniquett@auroragov.org) to begin the easement dedication and release processes for this development. The Site Plan will not be approved and building permits will not be issued until the easement dedication and release documents are completed and ready to record.

Understood