

Planning Division
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December 16, 2020

Nick Spadaccini
Beacon Roofing Supply
165 W. Sycamore Street
Saint Paul, MN 55117

Re: Third Submission Review: 14000 E. Moncrieff Place – Redevelopment Plan and Replat
Application Number: DA-1000-16
Case Numbers: 2009-6015-01; 2020-3037-00

Dear Mr. Spadaccini:

Thank you for your submission, which we started to process on November 24, 2020. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and outside agencies.

Since several important issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission on or before December 31, 2020. Additionally, please work with Grace Gray to get the License Agreement ready to record. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

cc: Dan Allen, Ware Malcomb, 990 S Broadway Suite 230, Denver, CO 80209
Scott Campbell, Neighborhood Services
Mark Geyer, ODA
Filed: K:\SDA\1000-16rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide maintenance access to the detention area (Public Works and Water)
- Update the Titlework and complete the License Agreement process (Real Property)
- Revise the plans per the redline comments

PLANNING DEPARTMENT COMMENTS

1. Completeness of Application

- 1A. Adjust the gross building area to include the area of the second floor or the building. The Building Coverage calculation should only include the area of the building footprint.
- 1B. Show the direction of the gate swing for all gates.
- 1C. Clarify the direction of Section A-A on Sheet 4.
- 1D. Identify the height of the gate poles on Sheet 10.

2. Landscaping Issues (Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in teal)

- 2A. Turn on the easement layer on sheets 8-9.
- 2B. The legend identifies existing trees to remain. Please label the trees to be removed.
- 2C. Show the gate locations.
- 2D. Add a legend on sheet 9.
- 2E. See redlines for comments and/or edits.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

- 3A. Maintenance access is subject to approval by Aurora Water. Please review Section 3.62 and 6.39 of the Storm Drainage Manual.

4. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 4A. Ensure the landscape plan has the correct stop sign location for sight triangles on Sable Boulevard.
- 4B. Add sight triangles at the Sable Blvd. intersection.

5. Aurora Water (Ryan Tigera / 303- 326-8867/ rtigera@auroragov.org / Comments in red)

- 5A. Provide access to the outlet structure from Moncrieff Place to within 5 feet of the top of the structure.

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

Plat

- 6A. Provide an updated Title Commitment to be dated within 120 calendar days of plat approval date. Make sure the updated title information is shown on the cover sheet of the Plat.

Redevelopment Plan

- 6B. The gates and fences, as well as the walls in the drainage easement, need to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) to start the License Agreement process. Please note that the redevelopment plan will not be approved until all the items needed are submitted, fully reviewed and ready to record.