

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

April 21, 2022

Erik Gates
City of Aurora Planning Department
1515 E. Alameda Parkway, Ste 2300
Aurora, Colorado 80012

Re: 3rd Submission Review –Majestic Commercenter Phase 2 – Site Plan Amendment

Application Number: DA-1127-40

Case Number: 1997-6060-06

Enclosed you will find our submittal of the Revised Planning Documents for the above referenced project. Below you will find out responses to the second round of comments in bold.

I. PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no community comments on this application.

2. Completeness and Clarity of the Application (Comments in teal) [Site Plan Page 2]

2A. All changes throughout the plans should be bubbled red with the changemark delta, this includes new fencing, parking areas, hydrants, etc.

Response: Changes within plans bubbled and noted with a delta.

3. Zoning and Land Use Comments (Comments in teal)

3A. There were no zoning or land use comments on this review.

4. Streets and Pedestrian Issues (Comments in teal)

4A. There were no streets or pedestrian issues on this review for Planning.

5. Parking Issues (Comments in teal)

5A. There are no parking comments from Planning in this review.

6. Architectural and Urban Design Issues (Comments in teal)

6A. There were no architectural issues identified on this review.

7. Signage Issues (Comments in teal)

7A. There were no comments related to signage on this review.

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

- 8A. The landscape plan submitted did not appear to address the first set of review comments. Please include an updated plan with your third submission that complies with the initial review letter dated February 15, 2022. Landscaping comments from both this review cycle and the previous review cycle are included here.

[Response: Landscaping sheets updated to address comments.](#)

[Site Plan Page 1]

- 8B. Update Site Plan Note number 4 to reflect the landscaping being installed with the expanded/new parking lot.

[Response: Site plan note number 4 updated.](#)

Landscaping shall be installed upon construction of the parking lot. 8C. The location of this project is not correctly identified on this map.

[Response: Landscaping sheets updated to address comments.](#)

- 8D. Add when landscaping is expected to be installed. This was requested previously and should be done upon completion of the parking lot expansion.

[Response: Landscaping sheets updated to address comments.](#)

- 8E. Include the proposed canopy addition in the description of the proposed changes. [Site Plan Page 5]

[Response: Landscaping sheets updated to address comments.](#)

- 8F. The canopy proposed appears as if it will impact the existing trees. Please verify if this is the case. I don't see how the extent of the canopy will not extend into the area currently occupied by the trees.

[Response: Landscaping sheets updated to address comments.](#)

- 8G. If the canopy addition is being included as part of this amendment, then it needs to be listed in the letter of introduction and a number five with a triangle needs to be added next to the canopy addition. The cover sheet where the amendment is listed needs to include language regarding the canopy addition.

[Response: Landscaping sheets updated to address comments.](#)

[Site Plan Page 6]

- 8H. The canopy addition as shown needs to be bubbled and a number five in a triangle added. [Site Plan Page 7]

[Response: Landscaping sheets updated to address comments.](#)

- 8I. Add a bubble to the new items being proposed as well as a triangle with a number five. Typical. [Site Plan Page 8]

[Response: Landscaping sheets updated to address comments.](#)

- 8J. Dimension and label the buffer being provided. [Site Plan Page 11]

[Response: Landscaping sheets updated to address comments.](#)

- 8K. Dimension and label the buffer being provided.

[Response: Landscaping sheets updated to address comments.](#)

8L. Adjust the location of the evergreen tree so that it is not under the deciduous tree. 8M. Darken the PCC shrubs. Too light.

[Response: Landscaping sheets updated to address comments.](#)

8N. Add additional shrubs to the parking lot island where indicated. 8O. Darken the parking spaces where indicated.

[Response: Landscaping sheets updated to address comments.](#)

8P. Include the actual fire hydrant.

[Response: Landscaping sheets updated to address comments.](#)

8Q. The remainder of the streetscape should be included as part of this application because there will not be further development of the remainder of the parcel as it is being used for drainage. Please reference the approved site plan/landscape plan - Majestic Commerce Center Phase 11. Case number 97-6060-1. Include the landscaping as previously approved. If Ash trees where specified, please choose a different tree species as they are no longer permitted to be used due to the impending arrival of the Emerald Ash Borer.

[Response: Landscaping sheets updated to address comments.](#)

8R. Because the drainage tract appears to be part of this property, but the design of it is being addressed by a separate application, that needs to be listed as a note here and the appropriate plan referenced.

[Response: Landscaping sheets updated to address comments.](#)

[Site Plan Page 12]

8S. Add a triangle and a number 5 to this sheet to correspond with the amendment listed on the cover sheet.

8T. Dimension and label the street frontage buffer being provided.

[Response: Landscaping sheets updated to address comments.](#)

8U. Label the item where indicated.

[Response: Landscaping sheets updated to address comments.](#)

8V. Label the swing gate.

[Response: Landscaping sheets updated to address comments.](#)

8W. The remainder of the streetscape along E. 35th Drive should be included as part of this application because there will not be further development of the remainder of the parcel as it is being used for drainage.

[Response: Landscaping sheets updated to address comments.](#)

8X. Provide a detail of the proposed fence. Planning does not have access to the civil plans. The detail should include the material, height, color etc.

[Response: Landscaping sheets updated to address comments.](#)

[Site Plan Page 13]

8Y. Add a triangle and a number 5 to this sheet to correspond with the amendment listed on the cover sheet.

[Response: Landscaping sheets updated to address comments.](#)

8Z. Multi stem is typically a shrub. This species does come in a tree form, but it should be listed at 2" and not multi-stem. If a multi-stem shrub is desired, then move this under the shrub category.

[Response: Landscaping sheets updated to address comments.](#)

8AA. Update the tables where indicated.

Response: Landscaping sheets updated to address comments.

8BB. Is Ware Malcomb the Landscape Architect for this amendment? If not, please show the landscape architect's information here.

Response: Landscaping sheets updated to address comments.

8CC. Update note 4 under the City of Aurora Standard Notes and Tables. See comment on the plan sheet.

Response: Landscaping sheets updated to address comments.

8DD. Remove the tables indicated.

Response: Landscaping sheets updated to address comments.

II. **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 1]

9A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Understood. Preliminary Drainage submittal will shortly follow this submittal.

9B. Add the following note: "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement.

Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer."

Response: Note added to cover sheet.

[Site Plan Page 2]

9C. There shall be a minimum 4' wide ADA path between the ramps outside of the proposed cross pan.

Response: ADA path between ramps updated on plans.

9D. Update the curb ramps up to current standards.

Response: Curb ramps updated on the building 9 and parking site.

9E. Updating these curb ramps should be included as part of this application because it is part of the frontage for this lot.

Response: Curb ramps updated.

9F. The sidewalk is detached. Please revise the location of this label and ensure the dimension is correct.

Response: Label updated to show detached sw.

9G. Dimension/label the existing sidewalk.

Response: Dimension added to sidewalk/

9H. Update the curb ramps up to current standards.

Response: Curb ramps updated.

9I. There shall be a minimum 4' wide ADA path between the ramps outside of the proposed cross pan.

Response: ADA path between ramps updated on plans.

10. Traffic Engineering (Kyle Morris / 720-587-2668 / kdmorris@auroragov.org / Comments in amber)

10A. There were no comments from Traffic Engineering on this review.

11. Fire / Life Safety (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / Comments in blue)

[Site Plan Page 1]

11A. Add the following notes as applicable:

- NOTES FOR ELECTRONICALLY OPERATED GATES:

“1. The developer, his or her successors, and assigns shall be responsible for installation, maintenance, and replacement of the access control gate or barrier system to ensure emergency vehicle access to within the site. If the above conditions are not met, the owners, his or her successors, and assigns, shall be required by fire department order notice that all affected gates be chained and locked in the open position until repaired or replaced, and retested to all city of aurora standards at the time of the violation. If the gating system is not maintained to the satisfaction of the fire department, the license for the emergency vehicle gate opening system will be revoked and the gating system must be removed. Electronic gating systems shall include an emergency vehicle gate opening system utilizing a redundancy back-up system that consists of; a) siren operated system; b) automatic knox key switch; and c) manual override (in the event of system failure). Gating systems will be installed in accordance with the “gating systems crossing fire apparatus access roads checklist”.

2. A separate building permit through the building division is required to be obtained by the contractor prior to the installation of any gating/barrier system that crosses a dedicated fire lane easement.”

- NOTES FOR MANUALLY OPERATED GATES:

“1. The developer, his or her successors, and assigns shall be responsible for installation, maintenance, and replacement of the access control gate or barrier system to ensure emergency vehicle access to within the site. If the above conditions are not met, the owners, his or her successors, and assigns, shall be required by fire department order notice that all affected gates be chained and locked in the open position until repaired or replaced, and retested to all city of aurora standards at the time of the violation. If the gating system is not maintained to the satisfaction of the fire department, the license for the emergency vehicle gate opening system will be revoked and the gating system must be removed. Manually operated gating systems shall be equipped with a knox padlock, or other approved knox locking device. Gating systems will be installed in accordance with the “gating systems crossing fire apparatus access roads checklist”.

2. A separate building permit through the building division is required to be obtained by the contractor prior to the installation of any gating/barrier system that crosses a dedicated fire lane easement. “

[Response: Gate notes added to cover sheet.](#)

[Site Plan Page 2]

11B. Where signage is between the parking space and a sidewalk, a wheel-stop or similar is required.

[Response: Wheel stops added to ADA parking area.](#)

11C. All gates across fire lane easements shall be labeled to include details for each type called out in the note(s) to be added to the coversheet.

[Response: Details added to plan set for gates and fencing.](#)

11D. These fire lanes were not shown in last review. There shall be no obstructions or parking within the fire lane easement. Gating is allowed with License Agreement.

[Response: Fire lane within parking site is intended to be vacated, fire lane through the site will be proposed.](#)

[Site Plan Page 12]

11E. Provide a bold dashed line to show exterior accessible route to include a minimum of 1-ft candle illumination.

Response: Photometric plans updated.

1. Aurora Water (Chong Woo / 303-739-7249 / cwoo@auroragov.org / Comments in red)
[Site Plan Page 2]

12A. See notes regarding this water line on subsequent sheets.

Response: Existing water lines on site are to be private and maintained by the metro district.

12B. Delete? Does not appear to be connected in later sheets. [Site Plan Page 3]

Response: Plans updated.

12C. Is this water main existing? It is not shown on City GIS.

Response: Existing water lines on site are private and maintained by the metro district.

12D. This line is existing.

Response: Existing water lines on site are to be private and maintained by the metro district.

12E. Is this storm pipe existing? Not shown on City GIS. If not, change to proposed.

Response: Existing storm sewer lines on site are private and maintained by the metro district.

12F. Are these notes correct?

Response: Notes updated.

[Site Plan Page 4]

12G. Is this water main existing? Where does it go? Not shown on City GIS.

Response: Existing water lines on site are private and maintained by the metro district.

12H. Is storm sewer existing? If not, change all to proposed.

Response: Existing water lines on site are private and maintained by the metro district.

12I. May need to change connection point to 8" main in 36th Drive.

Response: Private fire hydrant line is intended to connect to the private fire main running along the northern portion of buildings 6-9.

12J. Ensure existing hydrant is within a pocket easement and between 3'6"-8' back of curb. Hydrants must not be located in sidewalks and must have 5' clearance on all sides.

Response: Fire hydrant proposed to be relocated.

12K. Provide calculation to verify minimum 20 psi residual water pressure.

Response: Calculation to be included with next submittal.

12L. Hydrant requires pocket easement, 10' wide and 5' behind.

Response: Fire hydrants on site are private.

[Site Plan Page 8]

12M. No trees are permitted within utility easements or within 8' of a utility. New irrigation may require new calculation and sizing of new meter.

Response: Landscape plans updated per comments.

[Site Plan Page 9]

12N. No trees are permitted within utility easements or within 8' of a utility. New irrigation may require new calculation and sizing of new meter.

Response: Landscape plans updated per comments.

2. Real Property (Kalan Falbo / 720-338-7419 / kfalbo@auroragov.org / Comments in magenta) 13A.

There are some easement issues and some License Agreement issues. Go to this link for the Real

Property web page document links:

<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>

Review each packet for the needs of your project. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.

Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics.

[Site Plan Page 1]

13B. Add: Lot 3, Block

1. [Site Plan Page 2]

Response: Lot and block number added.

13C. Need License Agreement for Gate/ fence in Easement. Typical.

Response: Coordination with Grace Grey will take place and all fence and gates through easements will have a license agreement.

13D. Confirm Parking is permitted within Fire Lane & Utility Easement.

Response: Fire lane through southern portion of the parking site is to be vacated. Fire lane will be provided through the site.

13E. Please confirm this legal description.

Response: Legal description confirmed.

13F. Label 23' Fire Lane Easement, add reception # for F.E.

Response: Fire lane callout updated.

13G. Bold solid the boundary line. Typical.

Response: Boundary line updated.

13H. Identify this bold line. [Site Plan Page 3]

Response: Bold line removed from plans.

13I. This easement needs to be dedicated by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org to start this dedication.

Response: Coordination with Andy will take place for all on site easements and vacations of easements.

[Site Plan Page 4]

13J. This easement needs to be dedicated by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org to start this dedication.

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Response: Coordination with Andy will take place for all on site easements and vacations of easements.

13K. Needs to include utilities.

Response: All on site utilities are private and to be maintained by the metro district.

13L. Please confirm with Fire/Life Safety Dept. that the fencing, islands, and parking in the Fire Lane is okay.

Response: Fire lane through southern portion of the parking site is to be vacated. Fire lane will be provided through the site.