

January 26, 2021

Dear Mr. Osoba,

Please find below, our written responses to the City's comments to our Submittal (DA-1005-27).

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A new Site Details sheet will be needed to include all structures on-site: new mechanical units, transformers, fencing, Accessible parking signage, etc. *"Site Detail" sheets provided with resubmittal set of drawings.*
- Please provide further detail on the mechanical unit screening. If they are clad in metal siding to screen the units, please so in the detail drawing for the unit. If they are to be screened by other methods, please see item 8D below.
Mechanical unit screen to be provided through landscaping. No walls or screens provided around or at the mechanical units.
- For detention ponds: label the ponds as private, show and label the pond maintenance access, show and label the 100-year water surface elevation, and indicate the emergency overflow.
Added.
- Begin the process to vacate easements on-site with Andy Niquette (aniquett@auroragov.org).
Once easement locations are confirmed by engineering and Aurora Water staff, we will start the process.
- Do not vacate the triangle portion of the Fire Lane easement called out in the redlines. The portion of the fire lane easement highlighted in yellow must be vacated per Real Property comments, but the 23' Fire Lane Easement shall remain to the end of the drive next to parking stall 31.
Information updated per comment 12K.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No community questions, comments, nor concerns were received during development review; however, a comment was received from Xcel Energy. Please see the comment attached to the email sent with this letter.

Response: Noted and reviewed.

2. Completeness and Clarity of the Application

Sheet 1

- 2A. The file location is okay for review but will need to be removed prior to submission of the final approval documentation.

Response: "FILE LOCATION:" data removed for re-submission.

2B. Please remove the signature block. This document is part of the Site Plan Amendment to the original plan set, so it will not be required to be signed and re-recorded.

Response: Block removed for re-submission.

2C. Remove the articles in land use data block. All of the articles of Chapter 146 apply, though may not be specifically applicable to this project.

Response: Articles removed for re-submission.

2D. Add a brief description for the amendment in the amendment block.

Response: Description updated.

Sheet 2

2E. For clarity and with all the new outdoor mech equipment, utility transformer and fencing, it may be helpful to add a new Site Details sheet. You can put all the details of these structures, including the Accessible Parking signs, on that sheet. Each should have dimensions and finishes labeled. The new mech equipment and generators should have a detail shown within the plan set.

Response: "Site Detail" sheets provided with resubmittal set of drawings.

3. Zoning and Land Use Comments

Sheet 1

3A. Remove the setbacks in the land use data block. These are listed and shown on the landscaping sheets.

Response: Data removed for re-submission.

3B. Change the use to Office and Warehouse.

Response: Description updated.

3C. Please add the structures shown on the redlines to the Site Details sheet per comment 2E.

Response: "Site Detail" sheets provided with resubmittal set of drawings.

3D. Include the height of the existing fencing in the note, typical for all fencing.

Response: Information provided on sheet 2.

Sheet 10

3E. Label the southern mechanical unit as future on the elevations per sheet 2 callouts.

Response: Description updated.

4. Streets and Pedestrian Issues

4A. No issues.

Response: Noted.

5. Parking Issues

Sheet 1

5A. Include the new bike parking spaces shown (1 required, 2 provided).

Response: Bike rack details provided on Landscape sheets.

6. Architectural and Urban Design Issues

Sheet 10

6A. How will the siding on the mechanical units be affixed to the units? Is it feasible to enclose them in this type of structure? If these are fully screened by a metal siding structure, the screening requirements will be met.

Response: Per keynote #3, the metal panels are in-plane with the brick façade and not screening elements.

7. Signage Issues

7A. No issues.

Response: Noted.

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

Sheet 5

8A. Remove the extra Street Frontage, Parking Lot Island and Buffer Requirements table since it is provided on sheet 6.

Response: Removed.

Sheet 6

8B. Update the Street Frontage, Parking Lot Island and Buffer Requirements table per the comments provided.

Response: Updated.

8C. How tall are the proposed mechanical units?

Response: 160".

8D. The Unified Development Code requires that ground mounted mechanical equipment be screened from public view by landscaping or a decorative wall or fence in similar appearance to the primary building. While the street frontage landscape buffer is being met and is helping to screen these units, additional evergreen trees should be provided to meet the mechanical screening requirements.

Response: 3 Colorado Blue Spruces have been added to the landscape buffer area to provide better screening of the mechanical equipment.

9. Addressing (Phil Turner / 303-739-7357 / pturner@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.

Response: Provided with the resubmittal.

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 will be a public document. Please remove the statement at the top right of the cover sheet.

Response: Removed.

10B. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Noted,

10C. Add the note per the redlined comments.

Response: Utility note provided.

Sheet 2

10D. How is maintenance access provided to the pond?

Response: Via the labeled access easement. Location and dimensions of easements accepted by Aurora Water,

10E. Update the curb ramps to meet current standards.

Response: Existing ADA curb cuts to be upgraded per city requirements. This is noted on the site and grading plan, and detail grading will be included with the civil documents.

10F. Show and label the maintenance access. Access easements is required from the drainage easement through the site to the public right of way.

Response: Drainage easement provided from the main entrance to the pond.

10G. Label and dimension the existing and proposed sidewalks.

Response: : Existing 5' wide sidewalks noted.

10H. The minimum slope away from the building is 5% for 10 for landscape areas and a minimum of 2% for impervious areas.

Response: These slopes have been provided.

10I. For detention ponds: label the ponds as private, show and label the pond maintenance access, show and label the 100-year water surface elevation, and indicate the emergency overflow.

Response: Ponds have been labeled as private, access easements have been labeled, 100-yr WSE has been shown, and emergency overflow direction shown.

10J. The minimum slope for a swale is 2@ or provide an underdrain or concrete pan.

Response: 2% provided – see civil plans once submitted.

10K. Show and label the existing and proposed storm sewer.

Response: Shown on utility plan for clarity. Too much info for utilities and grading to be shown on the same plan.

10L. Add a note indicating if the storm sewer system is public or private and who will maintain it. Please add this note on sheets 3 and 4.

Response: Note added on both sheet 3 and 4,

Sheet 5

10M. Include the fence in the detail for the retaining wall.

Response: Detail provided.

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

Sheet 1

11A. The traffic letter has been approved. Per recommendations in the letter, remove the existing northbound stop sign to convert it to a side street stop.

Response: Note provided per item 11F.

11B. Add the note as shown on the redlines.

Response: Information provided.

Sheet 2

11C. Add a label for the stop signs at the locations shown.

Response: Notes provided.

11D. Add sight triangles per COA STD TE-13.1. Use the Design speed of 30mph for both Laredo St and Lockheed Dr.

Response: Detail provided, refer to site plan and landscape sheets.

11E. Add a label and striping for new crosswalk striping.

Response: Note provided.

11F. Add a label to remove the existing northbound stop sign per comment 11A.

Response: Note provided.

Sheet 6

11G. Show and add a stop sign and verify the placement of sight triangles.

Response: Detail provided, refer Landscape sheets.

12. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

Sheet 1

12A. Make the revisions to the notes as shown in the redlines.

Response: Notes updated.

12B. Add the note as shown in the redlines.

Response: Redline notes provided.

12C. Revise the notes to the current updated codes.

Response: Notes updated.

12D. Please add the IBC Occupancy and IBC Construction Type to the Site Data Block (IBC B/ IBC Type II-B-SPK).

Response: Notes updated.

12E. Please add Van Accessible Spaces Required/Provided (1/1).

Response: Notes updated.

Sheet 2

12F. Please revise to read: "UBC Type II-N-SPK", and "IBC Type II-N-SPK" in the locations highlighted and called out in the redlines.

Response: Notes updated.

12G. Please show and label the Van and Regular Accessible parking signs.

Response: Existing signs noted.

12H. In all instances, please relabel Fire Access Easement to "Fire Lane Easement".

Response: Notes updated.

12I. Please show and label the existing Knox Box and FDC with Knox Hardware using symbols.

Response: Information provided at entry doors.

12J. Label the diesel generators.

Response: Notes updated.

12K. Do not vacate the triangle portion of the Fire Lane easement called out in the redlines. The portion of the fire lane easement highlighted in yellow must be vacated per Real Property comments, but the 23' Fire Lane Easement shall remain to the end of the drive next to parking stall 31.

Response: We will vacate the entire fire lane and re-dedicate a new easement.

12L. Provide the belly tank size in gallons.

Response: Information provided.

12M. Please relabel the Existing Fire Lane Easement to be Vacated.

Response: Notes updated.

12N. Add the accessible sign posting detail. See the redlines for the specific detail.

Response: Detail provided.

12O. Make the modifications to the legend per the redlines.

Response: Notes updated.

Sheet 4

12P. Please show and label the existing Fire Riser Room. Question: are you using the same riser room for the addition?

Response: Labeled. Yes, we are using the same riser room.

12Q. Please label the existing 23' Fire Lane Easement.

Response: Information provided. Easement will be vacated and re-dedicated in the correct location.

12R. Please delineate and label the 23' Fire Lane Easement.

Response: Information provided. Easement will be vacated and re-dedicated in the correct location.

12S. Please locate the existing FDC with Knox Hardware on the Site Plan and Utility sheets.

Response: Information provided.

12T. Please add EXISTING to the location shown.

Response: Added.

12U. Add "With Knox Hardware". To the Fire Department Connection item in the legend

Response: Added.

Sheet 10

12V. Please show and label using the symbols in the redlines the existing Knox Box and FDC with Knox Hardware on the elevation sheets.

Response: Information provided at entry doors.

12W. Add a label for the Knox Box.

Response: Information provided at entry doors.

13. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Sheet 4

13A. It appears there is an easement covering the hydrant, but it is a little hard to make out. Please call out the utility easement, if applicable, around the hydrant shown on the redlines.

Response: Added

13B. Are any new utility fixtures being added with this expansion? These can include toilets, sinks, showers, hose connections, etc. If so, these need to be included in a fixture unit table, along with all existing fixtures, to ensure the existing meter is properly sized.

Response: New exterior hose bibs (3) added. A fixture table will be added to the utility plan for the Civil document review.

14. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

Tree Mitigation Generally

Many trees will be affected by development. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

See updated tree mitigation table below, please include on second submittal. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 142", but only 42" would be required for planting back onto the site. The mitigation value is \$6,030.00.

(Tree Species/Valuation Chart – not shown)

Sheet 7

14A. Please see the updated tree mitigation table and include it in the second submittal. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount to be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

Response: Table has been updated and mitigation value to be paid included.

14B. Please see the redline call outs for the trees on this sheet.

Response: Labels updated.

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

Sheet 1

15A. Modify Note 7 per the redlines.

Response: Note modified per redline.

Sheet 2

15B. Release the portion of the Fire Lane easement highlighted in magenta on the redlines. The easement will be released by separate document, so please contact Andy Niquette at aniquett@auroragov.org to begin that process. Please note that the Site Plan amendment will not be approved until all documents have been submitted, reviewed, and fully approved.

Response: We will be releasing the entire fire lane easement and re-dedicating with a new one.

Sincerely,

Len Maldonado - Project Manager

Jackson Main Architecture