

November 8, 2022

City of Aurora

Planning Division

15151 E. Alameda Parkway, Suite 2300

Aurora, CO 80012

Attn: Liz Fuselier, Planner

Re: Aurora 2 MSC – Site Plan and Plat; submission Revision 2 - Responses

Dear Ms. Fuselier,

Please find below, our written responses to the City's Rev2 comments to our Submittal (DA-1005-28).

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Pagination (Planning)
- Materials Board and DRC Letter of Approval (Planning)
- Cutsheets (Planning)
- Exterior Lighting (Planning)
- Hydrant Location (Fire and Life Safety)
- Preliminary Drainage (Public Works)
- Show/Label all Easements (Public Works)
- Tree Mitigation (Forestry)
- Sight Triangles (Traffic)
- Parking Dimensions (Traffic+ Planning)
- License Agreements (Real Property)
- Boundary Lines and Call Outs (Real Property)
- Wall Reductions (Landscaping)
- Buffers (Landscaping)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. None currently. **Noted**

2. Architectural and Urban Design Comments

2A. Pagination should use the X of Y method. **Noted, revised for resubmittal.**

2B. Include elevations/products/cutsheets for garage doors, fencing, and rooftop screening.
Equipment screening shown in Site detailing sheets, loading dock door currently specified as Overhead Doors 627 Stormtite Insulated. As project is still in design phase, additional information/cutsheets will be provided with future Building Permit submittal.

- 2C. Please provide a materials board with the next submission. *Color elevations provided in submittal, rendered elevations and materials to be delivered to the City via mail.*
- 2D. Please provide the Letter of Approval from the Centre Tech Design Review Committee with your next submission. *Previously submitted, resubmitted for file.*

3. Signage & Lighting Comments

- 3A. Please provide pole heights and locations for exterior lighting. It is difficult to locate lighting on photometric plan. *Light fixtures mounted on 23' tall poles on top of 2' base.*

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

- 4A. Double check what is shown. A masonry wall only allows a reduction to 10', that's with a low wall, but a high wall is fine as well. *A 10' tall screen wall is proposed. Charts have been corrected to show a required 10' buffer.*
- 4B. See requirement chart comments. *Requirement chart comments have been addressed. See plan comment responses.*
- 4C. Sheet 6: Buffers are measured from the back of the walk. Darken the future building outline. *Buffer measurements have been corrected to be from back of walk and the building outline has been darkened.*
- 4D. Buffer required is 20' not 6'. It may be reduced to 10' with a low wall, but a tall wall is fine as well. *Noted. Due to previous Industrial zoning, a 6' buffer with a wall has been approved. See email from Kelly Bish on 8-18-22.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 5A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. *Acknowledged. A revised PDR has been submitted.*
- 5B. Opposing ramp(s) required to be updated. No redline responses were provided. *Per communication with COA, only 1 ramp will be updated.*
- 5C. Label wall. Show/label all existing and proposed easements. *Wall has been called out, so have easements.*
- 5D. Show/label proposed streetlight. *Proposed streetlights indicated.*
- 5E. Is the entire site paved with concrete? Clarify. *Entirety of drive aisles concrete paved.*
- 5F. Min 2% slope for swales or provide concrete pan. *Swales are allowed with less than 2% slope with under drain*
- 5G. Show/label 100-yr water surface elevation. *100-yr WSL have been shown and called out.*
- 5H. Min 2% slope in the pond bottom. *Per section 6.39, pond bottom can be at least 1%*
- 5I. Railing required on all walls greater than 30". *Call outs have been updated.*
- 5J. Minimum 2% slope for all non-paved areas. *Grading has been revised.*
- 5K. Photometric sheet: Label as SL-1 per COA draft standards. *SL-1 labeled per standards.*
- 5L. Include fixture for proposed streetlight. *Light fixtures shown.*

6. Traffic Engineering (Steve Gomez / 303-739-7336 / Segomez@auroragov.org / Comments in amber)

- 6A. Add sight triangles per COA TE-13. *Plans revised, note provided.*
- 6B. Label access, full movement, right in/right out, etc. *Plans revised, note provided.*
- 6C. Provide parking dimensions. *Dimensions provided.*
- 6D. Show truncated domes. *Plans revised, note provided.*

7. Fire / Life Safety (Jeremiah Willmott / 303-739-7489 / JWillmott@auroragov.org / Comments in blue)

- 7A. Sheet 4: Please relocate this hydrant further into the site so we can meet the 100ft from the FDC hydrant requirement. *Fire hydrant and FDC have been relocated.*
- 7B. Add Stamps as shown on site plan. *Provided.*

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

- 8A. No comments. *Noted*

9. Forestry (Rebecca Lamphear / 303-739-7177 / RLamphea@auroragov.org / Comments in purple)

- 9A. There are trees on the neighboring property to the east, where the new access is located that will be impacted by development. The neighboring property owner should be contacted using registered mail to notify them of your plan to develop and how you plan to protect the tree(s). Forestry will need you to submit this letter with your plan so that we are sure the neighboring property owner has been notified. These trees will require protection. If the trees are damaged during development activities, the entity who damaged them will be required to mitigate their loss or injury. *The eastern property is the same owner. The tree protection notes and details have been provided on this sheet and will be followed during construction.*

10. Real Property (Kalan Falbo / 303-739-7294 / KFalbo@auroragov.org / Comments in magenta)

- 10A. Lot lines and/or plat boundary lines shall be shown with a heavy, solid line. Around the perimeter of the plat boundary or lot lines, show dimensions, bearings and curve data. *Noted, revised for resubmittal.*
- 10B. Gates crossing fire lane easement will require a license agreement. *Comment noted.*
- 10C. Add boundary call-outs to sheets 2 and 4. *Boundary callouts have been added.*
- 10D. With dashed lines, show all proposed and existing easements. Show the size, type and who owns the easement (if other than city). *Noted, revised for resubmittal.*
- 10E. Sheet 4: Label varying width easement on this sheet. *Dimensional data provided.*

Sincerely,



David Huang
Jackson Main Architecture