

December 4, 2020

Ryan Loomis
City of Aurora Planning Department
1515 E. Alameda Parkway, Ste 2300
Aurora, Colorado 80012

Re: Second Submission Review: Picadilly Road at 38th Avenue Infrastructure – Preliminary Plat
Application Number: DA-2226-00
Case Number: 2020-6010-00

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.

PLANNING DEPARTMENT COMMENTS

1. **Planning** Comments (Ryan Loomis / rloomis@auroragov.org / 303-739-7220 / Comments in teal)

SITE PLAN

Redlines to Cover Sheet

- 1A. Rename Majestic Commercenter Building #16
- 1B. Provide a lighting/photometric plan for site. See FDP/Master Plan for lighting requirements. 1C. Please place correct zoning which is I-1. Business/Tech District
- 1D. Please provide additional signage info as shown. Max area is 600 sf. The max # of signs is 5. 1E. Please provide correct requirements for parking per UDO:

For storage and warehousing: No parking requirement For distribution facilities: 1 space per 1,000 sf. gfa.

For office area 3 spaces per 1,000 sf. gfa.

Response: Cover sheet updated. Tennant to provide signage information. Owner in coordination with city planning for parking requirements.

Redlines to Sheet 2

- 1F. See comment on site plan Sheet 3 regarding solid/opaque wing wall to screen truck loading bays along north side of truck bay terminals. Provide a detail on that type of wall.

Response: Owner in coordination with city planning for wall requirements.

Redlines to Site Plan Sheet 3

- 1G. Recommend this wall to be opaque/solid wing wall to help screen truck loading area from street. See language I provided from FDP on this.

1H. No more than 60 percent of the lot frontage on arterial and collector streets to a depth of 60 feet shall be occupied by surface parking. This requires an Adjustment. Please include justification and mitigation for this Adjustment in your Letter of Introduction and clarify the percentage of parking lot frontage along 32nd Parkway within the 60 feet of depth. This will allow staff to determine if the Adjustment is administrative or requires a public hearing before the Planning Commission.

- 1I. Show location of doors, especially entry doors. Ensure this corresponds to what is shown on elevations.

Response: Owner in coordination with city planning for wall requirements and parking requirements. Locations of entry and exit doors shown on plans.

Redlines to Site Plan Sheet 4

- 1J. Show I-70 ROW and show setback from building to I-70 ROW. Must be minimum 100 feet per Majestic FDP. 1K. Show location of doors, especially entry doors. Ensure this corresponds to what is shown on elevations.

Response: Setback from I-70 ROW is more than 100 feet, dimension added to sheet.

Redlines to Sheet A1.1

1L. Where is this outdoor break area/amenity space for employees in relation to the building? Show on the site plan/landscape plan. Please provide landscaping and outdoor seating/furniture area. Can include as a detail. 1L. The Letter of Introduction and the original submittal appeared to include the area north of 38th Avenue (LOI says includes 500 linear-foot north of 38th Avenue) as part of project. Please clarify why this area removed? This comment is found on both Sheets C3, C5, C7, and C9.

Redlines to Landscape Plan Sheet L3

1M. Landscaping shall include one tree and 10 shrubs per 25 linear feet of frontage when the site contains industrial development along I-70 per UDO Section 146-4.7.5.H Continue trees/shrubs to east PL as stated on Sheet L4.

Redlines to Landscape Plan Sheet L4

1N. Clarify where the end of the building is located. Show entry doors and area of entry, as it appears edge of building is drive aisle, which doesn't match up with site plan. There needs to be a pedestrian stoop outside of doorways.
1O. Where is the landscape plan to the area south as shown on Sheet L4?

Redlines to Elevations Sheet A2

1P. Show outline of mechanical equipment on elevations. Ensure the equipment does not exceed the height of parapet. Show equipment on all elevations.

PLAT

1Q. Please remove the AutoCad SHX items. The next submittal will not be accepted if these remain visible in the "Comment" section of the PDF. It makes it difficult for staff to review and add comments to the document.

Response: AutoCAD SHX text removed from submittals.

LETTER OF INTRODUCTION

1R. See redline comments on the Letter of Introduction/Justification and revise as necessary. You will need to add and address the criteria for approval for request for Adjustment per Section 146-5.4.4.D.3 in this paragraph. List how you will mitigate this requirement. For example, possible use of enhanced landscape buffer/berming for mitigation.

DRC Approval

1S. A letter of approval from the Majestic DRC is required prior to the decision.

2. Landscaping (Kelly K. Bish / Kbish@auroragov.org/ 303-739-7189 / Comments in teal) SITE PLAN

Redlines to Landscape Plan Sheet L1

- 2A. Remove the word "final" from the title block.
2B. Turn off the rock mulch hatch on the plan and in the legend and just handle with a note. It appears all areas of shrub and tree planting are being mulched with rock mulch. This will make the shrub beds read better since these drawings are used for inspection purposes by staff.
2C. Add "Not for Construction" to all landscape sheets. 2D. Add the proposed signage and landscaping.
2E. Parking lot trees should be deciduous canopy trees. Ornaments may be used as accents but should not be the main shade tree for the parking areas.
2F. The base may have changed in the locations noted as the landscape plan does not match the site plan in the identified areas.
2G. Show the property line as a traditional line type ...a long dash and two short dashes as well as thicker. 2H. Show and label the proposed ornamental fence - all sheets.
2I. Landscaped parking lot islands are required every 15 parking spaces.

Redlines to Landscape Plan Sheet L2

- 2J. Provide an additional landscaped parking lot island. 2K. Turn off the drainage arrows from the existing grading.
2L. The base may have changed in the location noted as the landscape plan does not match the site plan in the identified area.
2M. There appears to be some extraneous rock mulch and line work that needs to be turned off at the entrance into the parking lot.
2N. Add a double row of shrubs to screen the parking lot where identified. 2O. Show and label the ornamental

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

fence.

Redlines to Landscape Plan Sheet L3

2P. The special landscape buffer is required when a property abuts I-70, not just where it is closest. This should extend the length of the property line. This was also required of the neighboring property to the east. See insert on the plan.

Redlines to Landscape Plan Sheet L4

2Q. The site plan shows a different building outline in the area indicated. Update the base if needed. 2R. Label and show the ornamental fence.

Redlines to Landscape Plan Sheet L5 2S. Update the tables where indicated.

3. **Addressing** (Phil Turner / pcturner@auroragov.org / 303-739-7271)

3A. Refer this building as 19600 E 32nd Parkway.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

4A. See the comments on the Plat and Site Plan in pink. There may be some easement issues and some License Agreement issues. See any comments on the document(s). Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Response: License agreements will be updated on later submittal.

5. **Civil Engineering** (Kristin Tanabe/ ktanabe@auroragov.org / 303-739-7431/ Comments in green)

SITE PLAN

Redlines to Cover Sheet

5A. The site plan will not be approved by public works until a preliminary drainage report/letter is approved.

Response: Preliminary drainage report is currently under review.

Redlines to Site Plan Sheet 3

5B. Label curb return radius.

5C. This swale goes away with the proposed storm. Please remove the linework, typical. 5D. Label/dimension existing sidewalk, typical. See same comment throughout sheets. 5E. Include ROW width.

5F. Is the proposed pavement all asphalt (minus the concrete areas)? Is there no heavy duty asphalt proposed on site?

5G. Advisory note: Civil plans will require the COA number.

Response: Curb return radius dimensions added to site plan sheet. Ex swale linework removed from plan sheet. All areas on the site are heavy duty except for the office parking located on the north side of the site.

Redlines to Site Plan Sheet 5

5H. What does this hatch pattern represent? Include in legend.

Response: Ex hatch pattern has been removed from the sheets.

Redlines to Utility Plan Sheet 6

5I. Label existing swale.

5J. Add note indicating if storm sewer system is public or private and who will maintain it. See same comment on Sheets 7,8 and 9.

Response: Ex swale label added to sheet. Note and callouts updated to state that all storm sewer infrastructure will be private unless otherwise noted.

Redlines to Grading Plan Sheet 9, 10, and 11

5K. Label slope at access.

5L. Label easements.

5M. Max 4% cross slope for fire lanes, typical.

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

- 5N. Max 2% slope in any direction at handicap parking spaces. 5O. Include FFE.
5P. Minimum slope away from building is 5% for 10' landscape areas, minimum 2% for impervious areas.
Response: Slope and easement labels added. Callouts for FFE added to building.

PLAT

Redlines to Sheet 2

- 5Q. For a 26' easement this radius would be 55', with a 29' inside radius.
Response: Easement radii callouts updated.

Redlines to Sheet 3

- 5R. Why is a curve not provided as shown.
Response: Curve has been updated.

6. **Traffic** (Carlie Campuzano / ccampuza@auroragov.org / 303-739-7309 / Comments in gold)

SITE PLAN

Redlines to Cover Sheet

- 6A. Fix text issues on the vicinity map.
Response: Text issues updated.

Redlines to Site Plan Sheet 3

- 6B. Extend limits to show norther n driveway to ensure 300-ft spacing is met. 6C. Show existing and proposed striping.
6D. Turning templates needed for trucks making a westbound left turn and northbound left turn. 6E. Right turn pocket may be required per traffic study.
6F. Show striping - how will vehicles know which access to enter?
Response: Owner in coordination with city planning for 300-ft spacing and right turn pocket. Truck turn exhibit added to submittal. Proposed striping for left turn added.

Redlines to Site Plan Sheet 5

- 6G. Include turning template to ensure that truck can make SB right turn. 6H. Label gate setbacks, ensure City standard is met - all gates
Response: Truck turning template has been added to this submittal. Gate setback dimensions of 35' added.

TRAFFIC LETTER

- 6I. 32nd & Himalaya intersection control - additional analysis is needed to support all way stop control recommendation. All way stop analysis needs to be provided.
6J. 32nd & Himalaya - it is stated that 85th percentile speeds likely exceed 40mph to justify taking a deduction for the stop warrant analysis, but not the signal warrant analysis. If speeds actually exceed 40mph, the reduction needs to also be taken for the signal warrant analysis.
6K. Collect 72-hour tube counts for analysis per pre-app notes.
6L. Include a discussion on roundabout control per TIS guidelines.
6M. Include a discussion on auxiliary lanes per the State Highway Access Code. It looks like warrants are met for right-turn lanes at both access points.
6N. MCC Phase 11 traffic should not be added to the 2022 background conditions unless it will actually be constructed and operational by then.
6O. See comments throughout.

6. **Life Safety** (Mark Apodaca / mapodaca@auroragov.org / 303-739-7656 / Comments in blue) SITE PLAN

Redlines to Cover Sheet 1

- 7A. See comment for data block.
Response: Data block updated.

Redlines to Notes Sheet 2

- 7B. See multiple comments for gating label, minimum clearance and preferred type.
Response: Gating label and minimum clearance updated.

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

Redlines to Site Plan Sheet 3

7C. See comment to add and remove labels.

7D. Provide a Photometric sheet to verify the accessible route maintains minimum 1 ft candle lighting. 7E. See comment for accessible parking signs. Note: Move accessible signs further back. Parked cars may strike/hit signs in current locations.

7F. See comments for labeling gate.

7G. Add knox box symbol & label to legend. (TYP)

7H. See comment for 26' fire lane easement. Note: The 26' fire lane easement turning radii are inside turning radii of 26' and outside turning radii of 49'. The site plan and plat must match.

Response: Labels updated.

Redlines to Site Plan Sheet 4

7I. See comment for fire access doors. 7J. See comments for signage.

Response: Fire access doors added.

Redlines to Site Plan Sheet 5

7K. See comment for gate setback.

Response: Gate setback dimension added.

Redlines to Utility Plan Sheet 6

7L. See new fire hydrant locations. 7M. See comment for labeling fire line.

7N. See comments for labeling fire hydrant fdc, knox box & riser room.

7O. It appears 2 fire hydrants are being shown, please verify fire hydrant location.

Response: Fire hydrant locations updated per comments. Fire line labels updated.

Redlines to Utility Plan Sheets 7 and 8

7P. See new fire hydrant locations.

Response: Fire hydrant locations updated per comments.

Redlines to Grading Plan Sheet 9

7Q. See comment for grading within fire lane.

Response: Fire line grading updated.

Redlines to Floor Plan Sheet 18

7R. Floor plan sheet can be removed from this plan-set.

Response: Floor plan sheet removed.

Redlines to Elevation Sheet 19

7S. See comment to add labels.

PLAT

Redlines to Sheet 2

7T. See comment for fire lane turning radii. Note: The 26' fire lane easement turning radii are inside turning radii of 26' and outside turning radii of 49'. The site plan and plat must match.

Response: Site plan and plat updated to match.

7. Aurora Water (Ryan Tigera / rtigera@auroragov.org / 303- 326-8867/ Comments in red) **SITE PLAN**

Redlines to Utility Plan Sheet 6

8A. Meter pit appears to be on curb. Please adjust.

8B. Label fire hydrants as private if the 12-inch PVC main is a private fire line loop.

8C. Please clarify the need for multiple sanitary sewer service lines? Typically it is one sewer service per meter. 8D.

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

Fire lines are to be ductile iron unless resistivity results are below 1000 ohms. This can be addressed during the civil plan submittal.

Response: Meter pit location adjusted. Fire hydrant locations and callouts updated. Owner in coordination with city planning for sanitary sewer service lines and fire line material.

Redlines to Final Landscape Plan Sheet 12

8E. Confirm no trees in water meter easement.

8. **PROS** (Doug Hintzman / dhintzma@auroragov.org / 303-739-7147 / Comments in purple) PLAT

Redlines to Sheet 2

9A. A trail easement needs to be shown for the access road/trail to allow the city to maintain it and to allow the public to use it.

Response: Owner in coordination with city planning for trail easement.

9. **Revenue Aurora Water/TAPS** (Diana Porter / dsporter@auroragov.org/303-739-7395)

10A. Storm Drainage Development Fees due 28.289 acres x \$1,242.00 = \$35,134.93. These fees can be paid prior to submittal of mylars. Instructions to make the payment online will be on the invoice.

Response: Understood.

10. **Forestry** (Rebecca Lamphear / rlamphea@auroragov.org / 303-739-7139)

11A. Street trees are to be preserved on site, any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://auroraver2.hosted.civildive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

Response: Landscape to coordinate with Forestry to determine extent and type of mitigation required.

11. **Xcel Energy** (Donna George / donna.l.george@xcelenergy.com / 303-571-3306)

12A. See attached letter dated October 22, 2020.