

July 22, 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 review Responses**

Dear Ms. Fuselier,

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

**SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS:**

- Include elevations for gating, fencing, screening, lighting and garage doors (Planning)
- Provide a material board with next submission (Planning)
- Letter of Approval from Centretech Design Review Committee (Planning)
- Phase 2 loop road (Planning)
- Street Light Installation (Public Works)
- Preliminary Drainage Report (Public Works)
- Pond Maintenance Access (Public Works)
- Label all slopes (Public Works)
- Railings for Walls (Public Works)
- Maintenance Access (Aurora Water)
- Fixture Unit Table (Aurora Water)
- Trees on Neighboring Property (Forestry)
- Fencing Detail (Landscape)
- Update the Landscape Requirements Table (Landscape)
- Curbside Landscaping (Landscape)
- License Agreements (Real Property)
- Label Easements (Real Property)
- Plat Title Commitment (Real Property)
- Loop Road Access (Traffic)
- Site Triangles and turning templates (Traffic)
- Respond to Xcel Energy Letter (Outside Referral)

**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. **Noted and reviewed; shared with Owner.**

*2. Completeness and Clarity of the Application*

- 2A. Provide a Letter of Approval from the CentreTech Design Review Committee prior to Planning and Zoning Commission meeting. **Approved and Provided.**
- 2B. Data Block: This should total 100% Please revise to add building coverage. **Revised / Updated.**
- 2C. Please change Title Block to read: Verizon Wireless Aurora 2 MSC. Remove reference to Preliminary Plat. **Revised / Updated.**

*3. Architectural and Urban Design Comments*

- 3A. How will the mechanical units be screened? Show how screening requirements will be met. **Screen elevation and plans provided.**
- 3B. Provide a material board with your next submission. **Colored elevations provided.**
- 3C. Provide gating, fencing cutsheets as well as garage door cutsheets and any building lighting with next submission. Provide elevations for all products.
- 3D. In the Letter of Introduction, provide how elevations conform with all Centretech design guidelines. Provide an approval letter from the Design Review Committee prior to Planning Commission meeting. **Design documents sent to SDMS Inc for review.**
- 3E. Label main entrance. **Labeled.**
- 3F. Per code, please provide base, middle and cap features. Consider wainscoting to add visual articulation. Show how this building will interact with the existing building and how it may interact with the phase 3 building. **Building elevation/design updated, colored elevations with material provided for reference.**
- 3G. Provide an elevation of trash enclosure with next submission. **Elevation and section provided.**
- 3H. Provide elevations of steel stairs and platforms. **Elevation and section provided.**
- 3I. Provide elevations of bike racks. **Additional information provided.**
- 3J. Provide elevations for outdoor amenity area. **Additional information provided.**
- 3K. Provide elevations of retaining wall. **Wall elevations provided.**

*4. Signage & Lighting Comments*

- 4A. Will there be any building or monument signage? Please include location with next submission. **No monument signage proposed.**
- 4B. Show building lighting location with next submission. **Building Lighting information provided.**

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

5A. Sheet 5

- The Landscape Plant List is not very clear. It is blurry and hard to read when printed out. *Landscape Plant List has been adjusted to be larger and more readable.*
- Move the quantity column as indicated. *Moved.*
- Provide a detail of the proposed masonry screen fence and retaining walls. Material, color and height. *Added to architectural sheets.*
- Update the proposed size of the ornamental trees. They are required to be 2" caliper. *Size updated.*
- Add a table documenting the low and high water use areas as square footages and percentages of the overall landscape. *Table added to sheet L1.*
- Will there be any trash enclosures or monument signage? If so, include these items on the landscape plan. *There will not be any monument signs. Trash enclosure added to architectural sheets.*
- No adjustments necessary. The two properties are affiliated and therefore a buffer along the east is not required. The buffer required along the north is 10' and it appears the buffer being provided is 10' or greater. *Note for adjustment has been removed from requirement chart.*
- Update the Landscape Requirements table where indicated. *Noted.*

5B. Sheet 6

- Dimension and label all the street frontage buffers. *Shown and labeled.*
- Label and show the 100-year water surface elevation in the detention pond. Show all existing and proposed grading on the landscape plan. *Shown and labeled.*
- Darken the existing trees as they do not show up very well. *Noted, Darkened.*
- The street trees along Laredo Street are required to be 2.5" at time of installation. *All deciduous shade trees are 2.5".*
- Adjust the line type scale for the masonry fence and it is not showing the squares along Laredo Street. *Columns are now properly shown.*
- Refer to Section 146-4.7.5 C. Curbside Landscaping. Sod is not permitted in curbside landscapes that are less than 10' in width. Refer to this section for landscape planting options and update the plan and tables accordingly. *Sod has been removed and replaced with shrubs at a rate of 1 Shrub / 40 S.F.*
- Add "Not for Construction" to all landscape plan sheets. *Added.*

6. *Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)*

6A. 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. *This file was sent to Phil Turner on 5/2/2022, and we have already received an address. We believe this comment has been addressed, but let us know if that is not the case.*

#### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

7A. The site plan will not be approved until the preliminary drainage letter/report is approved.

*Acknowledged.*

7B. Add the following note:

The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted. *Added.*

7C. Label curb return radius and curb ramps at access points. *Labeled on site plan.*

7D. 19 is in the key notes for retaining wall. *Corrected on site plan.*

7E. Indicate pavement material. *Added.*

7F. Label cross pans. *Labeled.*

7G. Additional mid-block street lights may be required on Centretech Circle and Lockheed Drive.

*Acknowledged.*

7H. Show/label all easements on the site plan. *Added.*

7I. Label proposed retaining wall. *Added.*

7J. Show/label pond maintenance access. *Labeled.*

7K. Dimension distance from gate to flowline. Min 35' or longest vehicle used. *Dimensioned.*

7L. Label and dimension all proposed sidewalks, including those in the ROW. *Labeled & Dimensioned.*

7M.A proposed street light is required at this intersection. Curb ramps at this intersection are required to be updated including opposing ramps. *Acknowledged. Verizon has reached out to COA supervisors regarding opposing ramps. See additional comments in the site plan redline responses.*

- 7N. Show/label drainage easement. *Pond drainage easement has been shown and labeled on the utility plan and shown on the grading plan. A label has been added to the grading plan.*
- 7O. Maintenance access is required to the top of the outlet structure. *Pond maintenance access pond has been updated. There is access to the top of the outlet structure when the pond is dry via the access road into the pond. The top of structure will be at waist level. When the pond is full, maintenance access to the top of structure for cleaning the grate would be via the ROW at the intersection. It is approximately 7.8' from the ROW line to the top of the structure. We have added an all-weather path to the top of structure to facilitate maintenance access.*
- 7P. Min 2% slope for swales. Label pond slopes. 4:1 max slopes for pond side slopes and min 2% slope in pond bottom. Show/label drainage easement. Label slopes. Min 2% slope required for all non-paved areas. Label berm slopes. Label slope at access. *Swales less than 2% now have a perforated underdrain. Cross slopes around the pond have been added.*
- 7Q. All walls greater than 30" require railing. All cast in place walls require structural calculations with the first civil plan submittal. *Railing callouts added, and details have been added to the architectural plans. Comment noted regarding structural calculations with the Civil set.*
- 7R. Sheet 8: A new street light is required at this intersection. Additional street lights may be required on Centretch Circle and Lockheed Drive. Include fixtures for proposed street light(s). *Street light added. The team is designing the street photometric plan, and will submit this with the civil documents. Mid-block lights will be added if required by COA standards. Cutsheet provided.*
8. *Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)*
- 8A. Label all site accesses as full movement, right in/right out. Provide sight triangles at all site access per COA TE-13. Truck turning templates should be provided at access(s) where trucks enter/exit and internally. Provide access and drive aisle width dimensions. *Added. Truck turning template included with the submittal as an exhibit.*
- 8B. Show opposing access. With loop road how will trucks and employee cars stay separated? *Opposing access points are now shown. Loop road will be in the future - not designed at this point. There will be internal signage to keep trucks @ back of house. Passenger vehicles can use entire site.*
- 8C. Add STOP sign. Dimension distance from gate to flowline. Add North arrow. Provide parking stall dimensions. *Stop signs have been added, and dimensions are now shown.*
- 8D. Add the following note: All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10. *Note added to LS plan.*
- 8E. Add sight triangles at all access points and verify all mature plant heights within sight triangles meets the requirements of COA Roadway Specifications, Section 4.04.2.10. *Shown on added to LS plan.*

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

9A. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained. **Noted.**

9B. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established by the IFC and shall not be less than 20ft. Signage will be required in areas where parking would impede on the minimum width requirement. **Noted.**

9C. Approved access shall be provided and maintained for all fire protections equipment to permit immediate safe operation and maintenance of such equipment. Storage, trash and other materials or objects shall not be placed or kept in such a manner that would prevent such equipment from being readily accessible. **Noted.**

\*\*A deferred submittal will be required for the location and placement of generators shown in this site plan. \*\*[Please contact the reviewer with questions regarding this additional review with Fire/Life Safety]. **Noted.**

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

10A. Provide maintenance access to the top of the outlet structure. **Repeat comment - addressed elsewhere.**

10B. Provide slope along the maintenance path. **Slopes have been added.**

10C. Pond requires a drainage easement. **Pond easement is shown.**

10D. What is the slope into the pond? **Slopes have been added.**

10E. A license agreement is required for the gate crossing the utility easement. **Understood - we will coordinate with Grace Gray.**

10F. A fixture unit table is required on the civil plans to confirm meter size. **Acknowledged.**

11. *Forestry (Rebecca Lanphear / 303-739-7177 / rlanphear@auroragov.org / Comments in purple)*

11A. 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.

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

- 12A. Site Plan comments: Lot lines and/ or plat boundary line shall be shown with a heavy, solid line. Around the perimeter of the plat boundary or lot lines, show dimensions, bearings and curve data. **Revised / Updated.**
- 12B. Gates crossing fire lane easement will require a license agreement. **Noted.**
- 12C. With dashed lines, show all proposed and existing easements. Show the size, type and who owns the easement (if other than city). **Provided.**
- 12D. Varying width Drainage easement. Label 10-foot Utility Easement. Show dashed line for easement. **Easements have been updated.**
- 12E. Plat comments:
1. Add recording info for abutting properties and streets. **Added.**
  2. Update title commitment or title policy, should be dated within 120 days. **Updated.**
  3. Provide Closure report for Plat boundary. **Provided.**
- 12F. Add recording information for abutting properties. **Added.**

*13. Public Service Company (Donna George/303-571-3306/ donna.l.George@xcelenergy.com)*

- 13A. Letter attached. **Noted and reviewed. Shared with Owners for application submittal.**

Sincerely,



David Huang  
Jackson Main Architecture