

# WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS  
BRANDING | CIVIL ENGINEERING

May 26, 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.*

## 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)** 2A. There were no completeness or clarity comments on this review..

### **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](mailto:kbish@auroragov.org) / Comments in bright teal)** [Site Plan Page 8]

8A. Add shrubs to the identified parking lot island. The presence of a fire hydrant does not preclude the installation of shrubs.

**Response: Fire hydrant has been removed from the proposed parking area and landscaping adjusted.**

[Site Plan Page 9]

8B. Clean up the line work in the parking lot to remove the previous layout of an island.

Response: [Linework updated.](#)

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**9. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto: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. [Site Plan Page 2]

Response: [Preliminary drainage report has been submitted for signature set.](#)

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

Response: [Curb ramp at building 8 has been updated.](#)

9C. Please widen the existing sidewalks to a minimum of 5.5'. Typical for both 36th and 35th. If there is not enough ROW to contain the entire sidewalk, please dedicate a sidewalk easement 0.5' behind the back of walk.

Response: [Public sidewalks along 35<sup>th</sup> and 36<sup>th</sup> have been widened to 5.5'.](#)

9D. Provide sidewalk easements 0.5' behind the back of walk for all sidewalks/ramps that are not fully contained within the ROW.

Response: [All sidewalks are contained within the ROW.](#)

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

Response: [ADA path updated.](#)

**1. Traffic Engineering** (Kyle Morris / 720-587-2668 / [kdmorris@auroragov.org](mailto:kdmorris@auroragov.org) / Comments in amber) 10A. There were no comments from Traffic Engineering on this review.

**2. Fire / Life Safety** (Ted Caviness / 303-739-7628 / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) / Comments in blue) [Site Plan Page 2]

11A. A license agreement through Real Property (Public Works) is also needed to account for the encroachment into the dedicated easement.

Response: [Some easements are being vacated and some are remaining. License agreements will be submitted shortly to Grace Grey and we will continue to coordinate until approved.](#)

11B. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

Response: The contractor has been made aware of this and will contact if assistance is needed.

11C. Please work with Real property to determine the need to address existing and proposed fire lane easements.

Response: Coordination with Real Property has taken place and some of the fire lane easements and utility easements are to be vacated or dedicated. Plans updated with callouts to assist with clarity.

11D. Encroachment is prohibited within a fire lane easement. What is the status of this existing easement?

Response: Fire lane easements along 35<sup>th</sup> and 36<sup>th</sup> are to be vacated per conversations with Real Property.

11E. The gate labels must include width, operating mechanism, Knox hardware, automatic/manual, etc., details.

Example: (2) 17' Automatic Sliding Gate with approved Knox Hardware.

Response: Gate callouts updated.

11F. Please verify the width of the existing fire lane easement. The gate must allow for a free and unobstructed path of travel, ensuring no elements such as posts are within the fire lane easement.

Response: Fire lane easements along 35<sup>th</sup> and 36<sup>th</sup> are to be vacated per conversations with Real Property.

11G. Please relabel this gate. See relabeling note above.

Response: Gate callouts updated.

11H. Is this a fire lane easement?

Response: Proposed fire lane easement through site has been removed.

11I. Provide a sign package to include proposed fire hydrant sign.

Response: Signs have been updated on plans.

11J. Will this gate be secured? Show the direction of swing, which should be in the path of egress (to the west).

Relabel per labeling comments.

Response: Gate at this locations and all locations will be secure.

11K. Please make sure the gating section label descriptions match the gate naming conventions identified on the site sheet.

Response: Gate callouts updated.

11L. Add gate symbol and gate labels to the legend. Typical.

Response: Gate callouts updated.

3. Aurora Water (Chong Woo / 303-739-7249 / [cwoo@auroragov.org](mailto:cwoo@auroragov.org) / Comments in red) [Site Plan Page 3]

12A. Water main does not exist. Remove from sheet. [Site Plan Page 4]

Response: Water Main removed from plan.

12B. This water main does not exist. Delete from sheet.

Response: Water Main removed from plan.

12C. Show pocket easement for hydrant. Note: if hydrant is more than 5 years old will require new hydrant..

Response: Pocket easement for fire hydrant added where needed.

12D. Show easement for hydrant and water line.

Response: Fire hydrant on site is private and to be maintained by the metro district.

**4. Real Property** (Kalan Falbo / 720-338-7419 / [kfalbo@auroragov.org](mailto:kfalbo@auroragov.org) / Comments in magenta) [Site Plan Overall]

13A. License agreement required for fencing & gates located in easements, contact Andy Niquette at [aniquett@auroragov.org](mailto:aniquett@auroragov.org).

Response: Some easements are being vacated and some are remaining. License agreements will be submitted shortly to Grace Grey and we will continue to coordinate until approved.

13B. New easements can be dedicated to the city by working with [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).

Response: We will coordinate new easements with the email listed above.

13C. See site plan for other comments.

Response: Site plan comments addressed.

[Site Plan Page 2]

13D. Label as '35<sup>th</sup> Drive'. [Site Plan Page 3]

Response: Label updated.

13E. Cover this fence & gates with a License Agreement for the encroachment into the easement.

Response: Some easements are being vacated and some are remaining. License agreements will be submitted shortly to Grace Grey and we will continue to coordinate until approved.

13F. License agreement for fence & gate in easement.

Response: Some easements are being vacated and some are remaining. License agreements will be submitted shortly to Grace Grey and we will continue to coordinate until approved.

13G. Pocket Easement for the hydrant.

Response: All on site hydrants are private. Hydrant relocations covered with a pocket easement.

13H. Cover this fence/gates with a License Agreement for the encroachment into the easement. [Site Plan Page 4]

Response: Some easements are being vacated and some are remaining. License agreements will be submitted shortly to Grace Grey and we will continue to coordinate

13I. Label as '35<sup>th</sup> Drive'.

Response: Label updated.

13J. Per applicant's comments, to be vacated.

Response: Fire lane easements running parallel to 35<sup>th</sup> and 36<sup>th</sup> are no longer necessary and will be vacated.

13K. License Agreement for Manhole in fire lane easement.

Response: Fire lane easements running parallel to 35<sup>th</sup> and 36<sup>th</sup> are no longer necessary and will be vacated.

13L. Per applicant's comments, Fire lane to be vacated.

Response: Fire lane easements running parallel to 35<sup>th</sup> and 36<sup>th</sup> are no longer necessary and will be vacated.

13M. Per applicant's comments, to be vacated.

Response: Fire lane easements running parallel to 35<sup>th</sup> and 36<sup>th</sup> are no longer necessary and will be vacated.