



November 16, 2020

City of Aurora Planning Department
Dan Osoba, Planner II
15151 E. Alameda Pkwy, Ste. 2300
Aurora, CO 80012

RE: Aguilar Subdivision (15650 E. 33rd Avenue), Response to City comments, Pre-App meeting
Pre-App Number: 1425265

Mr. Osoba,

This letter is to serve as a response to comments provided by the City of Aurora and its outside review agencies.

The following text in light grey contains COA comments taken directly from the City's letter dated 1/3/20. The text in black, following each comment, is Prism's response.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments, questions, or concerns were received during this review from adjacent property owners or neighborhood groups. One (1) comment was received from Xcel Energy, please see their comment letter attached at the end of this letter.
OK.

2. Completeness and Clarity of the Application

Letter of Introduction Comments

- 2A. Amend the document to include "industrial office use" to reflect the Pre-App Note land use designation for this development.
OK. Done.
- 2B. Modify "Waiver" to "Adjustment" in all cases throughout the letter.
OK. Done.
- 2C. Include the UDO requirements in the adjustment requests (i.e. reduce the 12' buffer along the non-residential property lines to 0-feet and waive the tree and shrub planting requirement).
OK. Done.
- 2D. Further mitigation/justification is requested for the landscape buffer adjustment request. Code already allows a buffer reduction for providing a 6' privacy fence, and typically adjustments require development to exceed code minimums. Please include additional landscaping or higher quality treatment on the street frontage buffer to better justify the adjustment request.
We suggest the use of existing trees that will not be removed as additional landscaping and screening, especially along the west side of the property.

Redevelopment Plan Comments

- 2E. Add building numbers or letters to each structure on site for clarity in the adjustment requests and on subsequent building elevation submittals.

OK. Labeled buildings as Bldg 'A', Bldg 'B', Bldg 'C' & Bldg 'D'.

Sheet 1

- 2F. Change "Site Plan" to "Redevelopment Plan" in the adjustments requests section.

OK. Done.

- 2G. If the split rail fencing is not shown on the plan as proposed, please remove it from the legend.

A split rail fence is proposed for in front of the detention pond.

- 2H. Include the City of Aurora Signature Block (sent with this letter) on the cover sheet. Remove the Planning and Zoning Commission and City Council line items as they are not required with this application.

OK. Done.

- 2I. Include the request for landscaping buffers under the Redevelopment Plan Adjustment Requests section.

OK. Done.

- 2J. The Adjustments Requests are as follows:

- Lot setback standards: 146-4.2.2, Table 4.2-4
- Lot setback standards: 146-4.2.2, Table 4.2-4
Reduce 20-foot minimum front setback to 16.8-feet for building (see item 2C for building numbering)
- Landscape Buffers Section 146-4.7.5.E, Table 4.7-2 Non-Street Frontage Buffer
Reduce 12-foot Non-Street Frontage Buffer to 0-feet for east, south, and west property lines and waive the requirement for tree and shrub plantings.

These have been updated.

- 2K. Include the sidewalks and patios under the hard surface area calculation.

This is included.

- 2L. Add an elevation sheet and photometric sheet. The elevation sheet shall contain all structures on site, please label the buildings and match the labels to the elevation drawings per comment 2C.

These have been added.

- 2M. Is the gravel surface area actually gravel, or is it recycled asphalt? Please verify and modify the line item if necessary.

I have updated the granular material to be Class 6 roadbase, which could utilize various granular materials that meet the Class 6 specification.

Sheet 2

- 2N. Add the legend to the Site Plan sheet.

I have added the legend to the Site Plan, Grading/Utility Plan, and the Photometric Plan.

- 2O. For all buildings/structures to remain: dimension the distance between the building edge and the nearest property line to show setbacks.

These have been added. They are shown on the Cover sheet and the Site Plan.

- 2P. Show the adjustment request for the side setback.

This has been added.

2Q. Fencing note: label all proposed fencing with a fence style and height (i.e. 6' wooden fence with top rail). Alternatively, add this detail to the legend item.

These have been added to the legend. This Redevelopment Plan has new 6' wood (aka privacy) fence and 3.5' split rail fence.

2R. If the area shown as gravel surface is recycled asphalt as the note suggests, please remove the gravel surface note.

I have updated the granular material to be Class 6 roadbase, which could utilize various granular materials that meet the Class 6 specification.

2S. The "reset fence" leader is pointing to the property line, not the proposed fence line.

This has been fixed.

Sheet 4

2T. Show the relocated location for the northeast shed.

This shed has now been removed.

3. Zoning and Land Use Comments

Redevelopment Plan

Sheet 1

3A. Per the Pre-App Notes, this development is listed under the Office land use. Please add a line item in the data block for proposed land use.

A line for Industrial Office land use has been added.

3B. Add "100' Max." to the building height section of the data block.

This has been added.

Sheet 2

3C. If the building in phase 2 is to remain and be utilized for this development, the fire lane shown on the redlines will be required along with access to the building.

The fire lane has been modified based on discussions with Mark Apodaca. The fire lane is paved. Note also that Phase 1/Phase 2 is not being used in this re-submittal. There are no plans for how to use the back area in the future, no design consideration is expressed.

3D. A trash enclosure is required for this development. Please provide the location for the enclosure outside any landscape buffers and/or setbacks. A detail will be required for the enclosure.

A trash enclosure has been added.

Sheet 6

3E. Dog-ear fencing is not permitted. Please show the gate and fencing detail as a 6' wooden fence with a top rail.

A wood fencing detail has been added without dog-ear pickets. Some existing fence that is going to remain does have dog-ear pickets.

3F. The following items must be included on the site details sheet: • Fencing, all types with dimensions. Please note that if there is a difference between existing and proposed fencing, please show the details for each.

- Trash enclosure
- Site lighting detail per Civil Engineering comment 9F.

I have modified the fence & gate detail to show a top rail and not dog-eared fencing. Since you want a detail of existing fencing, that has been added and shows dog-ear fence pickets as some of the

fencing around the back portions of the property have such fence style. I've also added a detail for the trash enclosure, for the split-rail fence and for site lighting.

4. Parking Issues

Sheet 1

- 4A. The required parking is 3 spaces for an office land use. Please update the required parking in the data block.

This has been updated.

- 4B. If the provided parking is less than the needs of the number of employees (per the Traffic Letter), please consider providing additional parking for the employees. Note: outdoor storage areas and fire lanes may not be utilized for employee vehicle parking.

Based on discussion with the owner, I believe the parking we are adding is sufficient.

- 4C. Employee personal vehicle parking must be parked in a designated and striped parking space. Employees that come to the property will park in the front designated parking area.

Sheet 2

- 4D. Note: the minimum parking space length is 19', but 20' is still acceptable.

OK. I have reduced to save money & space.

5. Architectural and Urban Design Issues

- 5A. Architectural design standards shall be evaluated with a subsequent elevation drawing submittal. Elevations of existing buildings that will remain have been added.

6. Signage Issues

Sheet 1

- 6A. Clarify if a monument sign is being proposed. If it is not proposed, remove "@ 8'x4' (32 s.f.)" from the data block.

There will NOT be a monument sign. I've modified the Data Table.

- 6B. Change the maximum permitted/allowable sign area to 80 s.f. This is the minimum amount allowed per code.

OK

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

Sheet 4 (L1)

- 7A. Show the property line as a traditional line type. A long dash and two short dashes. This linetype has been updated.

- 7B. The 1.5" trees should be 2" minimum.

OK. Change made.

- 7C. Create a heading for Adjustment Request and add the adjustment under that heading.

OK. Heading added.

- 7D. Use a different line type to show the fence. It should be a different symbology so that the extents of the fence are understood.

OK. Change made.

- 7E. Compare the information in the data table to that provided on the cover sheet as the numbers between the two are different.
The values have been coordinated.

Sheet 5 (L2)

- 7F. Update the General Notes per the comment provided.
OK

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

- 8A. 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 electronic file will be submitted once the details of the Redevelopment Plan are worked out.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Final Plat Comments

- 9A. An access easement is required from the drainage easement through the site to the public right-of-way for maintenance access.
The detention pond easement has been expanded to include the parking lot drive aisle as well as a flag-pole easement to a 2nd pond that has been added to the back area.

Redevelopment Plan Comments

Sheet 1

- 9B. The Redevelopment Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
OK. This is undergoing concurrent review.
- 9C. The asphalt pavement appears to be recycled asphalt on the plan, not asphalt pavement. Please revise the legend on all sheets.
I have updated the Legend to more clearly reflect the proposed conditions.
- 9D. The sidewalk appears to be concrete pavement in the plans, not sidewalk. Please revise the legend on all sheets.
I have updated the Legend to more clearly reflect the proposed conditions.

Sheet 2

- 9E. The transition needs to start from the edge of the asphalt. The taper length shall be determined by the equation in Section 4.05.11 ($L=WS^2/60$). Show the proposed shoulder as well.
The taper rate suggested is what has been done. I have now moved the start point to the west property corner instead of the driveway. I don't agree with the need for a transition taper to a wider condition. Looking at the existing conditions at our east property line, that ATSI Subdivision did not provide a widening taper, and I don't believe that has ever been a problem. In my opinion, such a redirect taper is important for lanes that are ending, but not for lanes that are starting.
- 9F. Show and label the proposed street lights. Include a proposed street light fixture as well as a site detail.
OK. Information & details have been added.

- 9G. Label and dimension the proposed and existing sidewalk in the areas shown on the redlines. One additional label has been added, in addition to the previously labeled sidewalk.
- 9H. Show and label the maintenance access for the detention pond.
This label has been added. The northerly parking space will have no parking block so that equipment can access the pond thru that parking space.
- 9I. Any area that will be accessed by vehicles with tires must be paved, typical on all sheets. The parking will be within the parking lot, so it is paved. The fire lane extends as paved area to the back area. The east area will be for storage only. Drainage calculations have assumed some pavement in the east area, in case the owner determines in the future that vehicular access will be required to adequately place items into storage buildings or onto the roadbase surface.
- I placed a note on the Site Geometry plan indicating that up to 20,800 SF of total granular or hard-surface pavement may cover the entire property, no more than 12,050 SF of which may be hard-surface pavement (concrete or asphalt). The remainder shall be Class 6 roadbase.

Sheet 3

- 9J. The outlet may need to be shifted to prevent emergency overflow from impacting the adjacent property.
Based on conversations with Engineering staff, the emergency overflow has been modified to provide better freeboard protection for the primary building.
- 9K. For the detention pond: show and label the maintenance access, access easement is required from the drainage easement through the site to the public right-of-way, and indicate the emergency overflow direction.
The requested information has been added.
- 9L. The minimum slope from the building is 5% for 10' for landscape areas, and a minimum of 2% for impervious areas.
Grading has been modified accordingly.
- 9M. Label all slopes. 1% minimum slope is required for asphalt pavement, 0.5% for concrete pavement, and 2% for all non-paved areas.
Slopes have been added & grading has been modified accordingly.
- 9N. Show and label the proposed street lights on this sheet as well.
Street lights have been added.
- 9O. Add a note indicating if the storm sewer system is public or private and who will maintain it.
A note has been added to the Grading/Utility Plan.

Sheet 6

- 9P. Sections are not labeled on the Redevelopment Plan or grading plan. Please indicate where these sections are on sheets 2 and 3.
Sections A thru F are now shown on both the Site Plan and the Grading/Utility Plan. The sections are shown on Sheet 5.0.

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

Traffic Letter Comments

10A. Please also include a small version of the Redevelopment Plan in this letter to ensure what is being analyzed in this letter matches what is submitted on the plan.

A small version of the Redevelopment Plan has been included for the Traffic Letter.

10B. Use square feet of all buildings with certificates of occupancy, not employees.

OK. Certificates of Occupancy (C.O.s) were not available for these structures (online C.O.s dating back to 2000 do not include any for this property). For the purposes of this submittal, we assume all structures on the property were granted a C.O.

10C. What is the anticipated maximum vehicle length?

We anticipate single unit vehicles will be likely to access this parking lot, including cars, pickups, garbage collection vehicles, and package delivery trucks, likely no longer than 30'.

10D. Place the highlighted text in a different document. Planning's view of the use may change this.

- Response from Dan Osoba, Planning Case Manager: please include this information on an updated Letter of Introduction with your 2nd submission. Note: parking areas for employees shall not occur in designated outdoor storage space; the spaces must be delineated on the plan and provided with striped spaces. See comments in the Parking section above.

OK. Based on conversations, we believe we can accommodate all necessary employee parking with the 4 delineated parking spaces in front of the office.

Redevelopment Plan Comments

Sheet 2

10E. Add sight triangles per COA STD TE-13.1.

OK. The sight triangles have been updated to reflect revisions to the Code.

10F. Are the labels called out in the redlines to be painted? Or are they just identifying the accesses as a full movement access? Please have a text label for full movement access to both of the access points. They were only on the plans. I removed them to clarify and added the text "Driveway access is full movement".

10G. Add a stop sign to the location shown.

Stop signs have been added to each of the proposed access drives.

Sheet 4

10H. Add the note as shown on the landscape plans.

OK. Note has been added.

10I. Add sight triangles per COA STD TE-13.1.

OK. Sight triangles have been added.

11. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Sheet 1

11A. Replace "Handicap" with "Accessible" at all locations within this plan set.

Notes have been updated.

11B. Replace the blue line sections with: 2015 International Building Code, Chapter 11, and the ICC A117.1-2009.

Note has been updated.

- 11C. Add the note to the Site Plan notes per the redline comment.
The note has been added.
- 11D. Note #6 is a duplicate, please remove.
The note has been removed.
- 11E. Replace the Gated Community Notes per the redlined comment.
The note has been replaced.
- 11F. Correct the data block construction types to “2015 IBC”.
OK
- 11G. Add a row for Fire Sprinkled: Yes or No.
Line added. Building is NOT Fire sprinkled.
- 11H. Add a row for Van Accessible parking.
Van accessible parking has been added.

Sheet 2

- 11I. Provide a Photometric Sheet. Identify exterior accessible route with a heavy dashed line to verify the 1-ft candle minimum lighting; the route shall be continuous to the public way and all site amenities. This heavy dashed line shall be included in the legend and shown on the Site, Utility, Photometric, and Landscape Plans.
Photometric plan has been added, showing street and parking lot light spread. The accessible way has been added to plan sheets.
- 11J. Provide a bold dashed line to show the exterior accessible route throughout the site to the required accessible entrance (60%), site amenities (mail, trash and similar), and transportation stops (or to the edge of the site near public transportation stops). Include this on the Site, Landscaping, Elevation, and Photometric Plans.
The accessible way has been added to plan sheets.
- 11K. Identify the Knox Box as an X within a box symbol and label with the following example: Knox Box with approved hardware.”. Include this on the Site, Landscaping, Elevation, and Photometric Plans.
OK
- 11L. Replace HC with “Accessible”.
OK
- 11M. The 23’ Fire Lane shown on the redlines can be removed.
The fire lane has been modified based on discussions with Mark Apodaca.
- 11N. See the 2015 IFC appendix D for dead-end fire lane turnarounds (Hammerhead & Alternative to Hammerhead).
N/A. The fire lane has been modified based on discussions with Mark Apodaca.
- 11O. Is the line shown on the redlines a gate? Please verify and label.
It is not. The linework has been cleaned up based on other modifications.
- 11P. Provide a 23’ Fire Lane, Public Access and Utility Easement in the area shown highlighted yellow on the redlines. The easement shall have an inside turning radii of 29’ and outside turning radii of

52'. Show a dashed easement line and label the easement on the Site, Utility, Landscape, and Photometric Plans.

The fire lane has been modified based on discussions with Mark Apodaca.

11Q. Label the type of gating or barricade system being installed on the site plan using one of the following examples: • (2) 13' Automatic Sliding Gates with approved Siren Operated System, Knox Key Switch and Manual Release.

- (2) 13' Manual Swinging Gate with Approved Knox Hardware.
- (2) 13' Manual Sliding Gate with Approved Knox Hardware.
- (2) 13' Electrical Sliding Gate with Approved Knox Hardware.

OK. Using 2 ~ 12' manual swinging gates with approved knox hardware at fire lane. 2 ~ 13' gates at the other entrance. I used the requested note text.

11R. Please provide an elevations sheet.
Building elevations now provided.

Sheet 3

11S. A new fire hydrant location is shown on the redlines. A single fire hydrant can be supplied by a dead-end water line where the fire hydrant is supplied by a minimum residual pressure of 20 psi. A new fire hydrant has been added to the NE corner of the property.

11T. Add the symbol for a fire hydrant to the legend.
This, and other utility line types have been added.

Sheet 6

11U. Please use the gate label example of the Site Plan redlines (sheet 2).
This note has been modified.

11V. Update the fire lane and accessible parking signs as shown on the redlines.
These have been updated.

11W. There must be a 6" minimum clearance across the full width of the gating system, from the bottom of the gating system to the road surface in order to ensure that if the gate closes during fire operation any fire hose is not damaged during the closing process.
This 6" clearance has been added to the detail.

12. Aurora Water (Reviewer Name / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

Sheet 1

12A. Label the cross streets in the vicinity map.
Pertinent Peterson Subdivision streets have been labeled.

Sheet 2

12B. Clean outs are required at all bends and every 100'.
Cleanouts have been added at the 45-degree bends. No other cleanouts needed for length.

12C. An I&M (Irrigation and Maintenance) Plan is required for the private detention pond.
This will be provided.

12D. Show the new ¾ meter at the location shown on the redlines.
Per conversations with Aurora Water and Fire Protection, and per the Pre-App meeting review, we are stopping the water line extension near the eastern property line.

12E. An 8" water main must be extended in E 33rd Ave west along the frontage of this property.
See previous comment.

12F. The commercial water meter for this development must be tapped off the new extended 8" PVC main in front of the office/address it will serve.

See comment 12D, above.

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

13A. Please see the tree mitigation chart below. 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. This is above any landscaping requirement.

OK

13B. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation and 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 here.

n/a

13C. There is one tree located in the northwest corner that will require mitigation. The remaining trees are either too small to require mitigation, in very poor condition or will not be removed. Due to the location, size and condition of trees on the site, relocation is not an option. 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.

OK

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.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. 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.

{Mitigation table not included in response letter}

14. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

14A. Storm Drainage Development fees are due. 1.72-acres x \$1,242.00 = \$2,136.24.

OK. These will be paid upon approval.

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

Final Plat Comments

Sheet 1

15A. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

OK

15B. Send in the closure sheet for the description.

OK

15C. Send in the Certificate of Taxes Due for the site obtained from the County Treasurer's office.

OK

15D. Change the dedication highlighted to a metes and bounds description and send in a closure sheet for review.

This has been changed.

15E. Add the line to the graphic representation and add in note 4 the description of the monuments at each end of the basis of bearing line.

OK

15F. Delete "any tracts" from the dedication.

OK

15G. Modify note 5 according to the redline comment.

This has been changed.

15H. Modify the covenant section according to the redline comment.

This has been changed.

15I. Change 2020 to 2021.

2020 has been eliminated.

15J. Delete note 8, it is not a plat note.

This note has been removed.

15K. With the needed addition of the plat pins, the date may need to be changed in the surveyor's certificate.

This has been updated.

15L. The owner must match the title commitment to be sent in per comment 16A.

The owner has been updated (LLC, not LCA).

Sheet 2

15M. Add the point of beginning (and possibly a point of commencement from a Section Corner).

POB has been added at the SW corner of the property.

15N. Add the basis of bearing line and reference tie line.

West property line is labeled as Basis of Bearings.

15O. Change the line type shown.

OK

15P. Add the lot corner pin to the locations shown.

OK

15Q. Add the 10' utility easement. This must match the Redevelopment Plan.

The 10' util easement has been added, and the 6' gas easement has been eliminated, per the Xcel letter.

15R. Add the lot and block designation to the locations shown.

These have been added.

15S. Make sure all the line types in the legend are represented on the plat.
OK

Redevelopment Plan Comments
Sheet 1

15T. Add the lot and block to the map.
OK

15U. Add the lot and block and subdivision lane to the title description.
OK

15V. Add the lot and block to the legal description in the signature block.
OK

Sheet 2

15W. The fence located in the drainage easement needs to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the Redevelopment Plan cannot be approved until all the items needed are submitted, fully reviewed, and ready to record.
License agreements will be submitted prior to final approval of the Site Plan & Plat.

15X. Add the B&D to the boundary of the platted area, typical.
This has been added.

15Y. Add the 10' utility easement in the locations shown.
This has been added, and the 6' gas easement has been eliminated.

15Z. Add the lot and block to the location shown.
This has been added.

15AA. Correct the overlapping callouts.
Overlapping text has been corrected.

15BB. Add the bar ratio scale.
OK

Sheet 3

15CC. Add the bar ratio scale.
OK

Please feel free to call if you have any questions.

Sincerely,



Brian Johnson, P.E.
Prism Design & Consulting Group