



January 27, 2017

Mr. Stephen Rodriguez
City of Aurora Planning Department
15151 E. Alameda Parkway
Aurora, CO 80012

RE: **FINAL SUBMITTAL FOR A Minor Amendment for DA 200201**
15100 E. 40th Avenue - Aurora, CO 80202

Dear Stephen:

Attached, please find the FINAL Minor Amendment submittal for 15100 E. 40th Avenue (aka Confluent Center 70). Listed below are responses to staff comments in blue:

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Please include a detail of the trash enclosure including materials and colors. This can be placed on one of the site detail cut sheets. [Real Property is NOT requiring a detail of the trash enclosure, rather they were verifying the location. The trash enclosure detail was NOT shown on the original site plan; therefore, it is not included on this site plan.](#)

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org)

2A. Sheet L3

1. Consider switching out the sod along the north side of E. 40th Avenue to a mixture of ornamental grasses and shrubs. Sod is permitted, but the use of shrubs and ornamental grasses would reduce the applicant's water bill. [The applicant appreciates this suggestion. However, canopy trees are installed, therefore, the plans will remain as shown.](#)

2. Specify a specific perennial and quantity. As it currently stands, a contractor could install from the list provided of plant material, but install one plant. [The plant type and quantities have been added to the site plan.](#)

3. What is the speckle hatch in the landscape bed along the west side and along the north landscape bed of building 1? Provide for this in the legend. [This indicated rock mulch, which was not intended on this drawing. This will be removed.](#)

4. Add the 9 VMG back to the landscape plan. See comment on the landscape plan. [This has been added to the landscape plan for a total of 26.](#)



5. Add two ICE back where indicated. The label indicates 7, but provided are 5 and there is space for two more. [Two ICE have been added to the plan.](#)

6. The symbology provided for the retaining wall in the plan does not match the legend. [This has been corrected so that they match.](#)

7. Add “Not for Construction” to all landscape sheets. [This note has been added to ALL landscape sheets.](#)

8. Provide the reasons for the changes to the landscape plan in list fashion on the plan so that someone comparing the prior approved plans knows what and why the changes were made. [A table has been added to show the changes made to the landscape plan in list fashion.](#)

Sheet L4

1. Add labels where indicated. [Labels have been added where requested.](#)

2. Change the deciduous trees provided to evergreen to provide screening of this area. [Plants deleted due to conflict with gravel backfill of detention pond retaining wall.](#)

3. Label the utility easement. [The utility easement is labeled.](#)

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Engineering

3A. Indicate the pavement materials per redline comments. [Additional hatches have been added to the legend, as requested.](#)

3B. Dimension the sidewalk “clear” width on the site plan. This should be 5 feet minimum. [Additional sidewalk dimensions have been added, as requested.](#)

3C. Include the comments/modifications in your revised plan set. [Noted and completed.](#)

5. Real Property

5A. A portion of your trash enclosure appears to be encroaching into a slope easement and access easement, dedicated by the Highway department (CDOT) although these easements do not appear to be dedicated to the City of Aurora we ask that you contact them to see if they have no issues or concerns. Please supply us with documentation allowing for the encroachment. [The enclosure in question is not part of the current proposed modifications, but has been shown in that location during the previous two approvals. CDOT reviewed these plans in May of 2016, with no comments pertaining to the structure in question. Per the email listed below, Real Property has signed off on all changes.](#)



From: "Akrrie, Darren" <DAKRIE@auroragov.org>
Date: Thursday, January 26, 2017 at 7:50 AM
To: Becky Hogan <bhedgeconsulting@yahoo.com>
Cc: "Laurie M. Moran" <lmoran@manhard.com>, "Brooks, Maurice" <MBROOKS@auroragov.org>, H McNeish <HMcNeish@confluentdev.com>, "Rodriguez, Stephen E" <srodrigu@auroragov.org>
Subject: RE: Confluent Center 70

All of Real Property comments have been addressed, please note that before you process the Mylar's make the necessary adjustments to your site plan to reflect the easements that have recently changed. I have closed my process in Amanda

Thank you again for your expedited review of these changes. As you recall, we are in **competition to recruit this company in Aurora, and must be completed by the end of January.** Anything that you and other staff can do to expedite your review will aid in our efforts to secure this company to the City.

Please let me know when this has been approved, so that Confluent may move forward with achieving the building permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'H McNeish', written in a cursive style.

H McNeish

Cc: Mark Geyer, City of Aurora
Becky Hogan, Edge Consulting