

Kelly Development Services, LLC

November 11, 2019

Mr. Daniel Osoba
City of Aurora
Planning Department
15151 E. Alameda Ave
Aurora, CO 80012

RE: **Response to Second Submission Comments** – Chambers Business Park – Site Plan,
Conditional Use and Plat Application Number: **DA-2165-00**
Case Number: **2018-6067-00; 2018-6067-01; 2018-3057-00**

Mr. Osoba,

Following are responses to the second submission review comments items issued by the City of Aurora for the proposed Chambers Business park project (the “Project”) located at 3550 Chambers Road.

SUMMARY OF KEY COMMENTS

- Revise the Operations Plan to indicate that bay doors will be closed during vehicle repair operations.
Revised
- The parking data table must be revised based on the comments below regarding internally located off-street parking spaces.
Revised
- Provide justification for the requested landscape waiver requests on the cover sheet and the letter of introduction.
The site plan and landscaping revisions have eliminated the need for any waivers
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis.
Digital addressing file has been submitted and approved by Phil Turner
- Please show the FDC with Knox Hardware on all Landscaping Sheets, Typical.
Shown
- Maintenance access is required to the bottom of the pond and the top of the outlet structure. Please refer to Section 3.62 and 6.39 of the Storm Drainage Criteria Manual for additional requirements.
Access to the bottom of the pond is provided in a drainage easement via a gravel path from the E 33rd Place ROW. Access to the top of the outlet structure in a drainage easement from the E 35th Avenue ROW
- Begin the process for easement release with Andy Niquette as soon as possible. You can contact Andy at 303.739.7325 [or aniquette@auroragov.org](mailto:aniquette@auroragov.org).
Legal descriptions for the easements to be released have been prepared and the Easement Release packet submittal is pending
- The retaining wall must be covered with a License Agreement for the encroachment into the drainage easement. Please contact Grace Gray in the Real Property Division at 303.739.7277 or ggray@auroragov.org to begin this process as soon as possible.
An application for License Agreement will be submitted for the retaining wall.
- Utilize the design speeds shown on the redlined sheet and the dimensions provided to show the sight triangles. The sight triangles must be placed per stop sight locations.
The sight triangles have been revised per the redlines and to meet the city standards.
- An I&M plan is required for the private detention pond. Show the pond rip rap overflow.
An I & M Plan along with the other required reports will be submitted with the construction documents. The pond riprap is shown.

1. Planning Comments - Dan Osoba | dosoba@auroragov.org | 303.739.7121 | Comments in teal box

Operations Plan

- A condition of approval for the motor vehicle repair conditional use will be that any repair work conducted on site will be done with the garage bay door closed to minimize noise and odor nuisances. As shown in the redlined document, remove the word “Typically”, as this will be a requirement as part of the conditional use.

Operations plan revised. “Typically” removed

Site Plan – Sheet 1 of 9

- Add a note regarding the operation of motor vehicle repair with the garage doors down as noted in the operations plan.
Note added
- Add a double line in the data block separating the uses and signage as shown.
Added
- The maximum permitted sign area is 301 sf (200 linear feet * 1) + (201 linear feet * 0.5) = 301 sf. Please revise this calculation and table.
Calculation and table revised
- The office required parking may be rounded down to 30.
Revised
- The warehouse required parking is 30.8 (rounded up to 31).
Revised
- Internally located parking spaces for vehicle repair are not permitted to be counted towards off-street parking per [Section 146-1501\(A\)](#). This was permitted to occur at a different vehicle repair shop and has caused many issues with just one tenant. Since there are several vehicle repair locations within this building, parking will become a major issue with customers and employees of the retail/office/warehouse businesses. It is suggested to reconfigure how many vehicle repair tenants will be included in the building.
 - If a parking plan is submitted showing the designated location of various parking spaces for each tenant, staff may be supportive of a parking waiver.
 - Parking Waiver: 173 spaces required as proposed; 107 provided (excluding the internal spaces)
Parking has been revised per the discussion of our meeting on 08-09-19, wherein we agreed to modify the building and site plan to provide more surface parking, and drastically reduce the number of parking spaces shown internal to the building. Per our discussions the owner/applicant understands the city’s concerns regarding designating internal parking spaces; however, note that since a large portion of the uses in the building are expected to be automotive, a number of cars will be parked inside the building and therefore should be counted toward satisfying the total parking requirements, albeit a small percentage.
- The parking data table needs to be recalculated based on the motor vehicle repair changes.
The data table has been revised for use areas and corresponding parking calculations.
- Justification for each waiver request is required on the cover sheet of the Site Plan and in the Letter of Introduction. Revise each document with these changes in your next submittal.
Site plan revisions have eliminated the need for any waivers
- Note: when recording plans, they are scanned in black and white. You may keep any color photos/maps on the electronic set, but they should be converted for your final mylar printing.

Noted

Sheet 2 of 9

- Provide an arrow to indicate the actual bike rack location.
Provided
- Are these loading spaces only or are they typically used for vehicle repair bays during regular business hours? If they are located internal to the building, please provide a section in the Operations Plan discussing how loading will occur on site.
The loading spaces are indeed proposed to be internal to the building. The Operations Plan has been modified to reflect this condition.
- Per the comments regarding internal parking above, please remove the internal stall counts from this

sheet.

See response to the cover sheet comment regarding parking above.

Sheet 4 of 9

- Change the title to match the previous sheets, typical.

Revised

2. Landscape Comments - Kelly K. Bish | kbish@auroragov.org | 303.739.7189 | Comments in teal cloud

Sheet 4 of 9

- Add shrubs along the back of walk and between the retaining wall to be more water conserving and as a mitigation measure for the missing street trees and buffer plantings.
Response: Tree equivalent shrubs are proposed in tree lawn.
- The building perimeter landscape requirements are not being met along the western side. Perhaps the storm water line can be shifted outside of the parking lot islands to allow the planting of the trees in the parking lot islands.
Response: Landscape proposed around building perimeter in new landscape beds.
- Provide the required and missing building perimeter landscaping where indicated.
Response: Landscape added.
- The CADD base file does not appear to have been updated in the landscape plan. Adjust the sidewalk locations around the building and the one parking lot island.
Response: CAD base updated to match engineering.
- Do not hatch the shrub beds as it makes it difficult to read the plant material. Handle all mulch types with a note. The latest response letter stated that a note had been added, but the hatch remains. Please remove the hatch.
Response: Hatch removed.
- Add a tree to the parking lot island as the proposed utilities are located along the perimeter of the island.
Response: Trees have been added where site plan allows.
- Add a tree to meet the street tree requirements along E. 33rd Place.
Response: Tree added.

Sheet 5 of 9

- Update the tables per the comments on the plan.
Response: Tables revised per current proposal.
- Include a water use table demonstrating the square footage and percentage of water conserving shrubs vs. non-water conserving sod areas. This is needed for this submission and not just for the cd's that go to Aurora Water for irrigation design purposes.
Response: Water use is included.
- Add the landscape waiver requests to the landscape plan that have been listed on the cover sheet. Add new additional ones if required.
Response: No landscape waivers requested.
- Update the letter of introduction to include the waiver requests, the reason for the waiver requests and any mitigation measures proposed to offset the waivers.
Response: No landscape waivers requested.

3. Addressing – Phil Turner | pcturner@auroragov.org | 303.739.7271

- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
 - Parcels
 - Street lines

- Building footprints (If available)
- Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area.
Digital addressing .dwg submitted and approved.

COMMENTS FROM OTHER CITY DEPARTMENTS

4. Fire/Life Safety - John van Essen | jvanesse@auroragov.org | 303.739.7489 | Comments in blue Sheet 3

- Please show and label the FDC with Knox Hardware. Please also show on the Landscaping sheets.
Shown on both sheets
- Please add New Fire Hydrants to all Legends. Typical.
Added
- Please add “with Knox Hardware” to all the FDC Legends. Typical.
Added

Sheet 4

- Please show the FDC with Knox Hardware on all Landscaping Sheets, Typical.
Shown

Sheet 9

- Please create 2 separate call-outs; (1) for the Knox Box and (1) for the FDC with Knox Hardware.
Call-outs added

5. Civil Engineering - Kristin Tanabe | ktanabe@auroragov.org | 303.739.7306 | Comments in green Sheet 1 of 9

- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
Preliminary Drainage Report is approved

Sheet 2 of 9

- There is a missing street light symbol at the northeast corner of the site.
Added
- Add a note that street light locations shown are conceptual. Final street light locations will be determined by photometric plan submitted with the street lighting plan in the Civil Plan submittal.
Note added
- Label the curb return radius.
Labeled

Sheet 3 of 9

- Label the slopes on the grading plan.
Labeled
- Provide flow direction arrows.
Provided
- Maintenance access is required to the bottom of the pond and the top of the outlet structure. Please refer to Section 3.62 and 6.39 of the Storm Drainage Criteria Manual for additional requirements.
Access to the bottom of the pond is provided in a drainage easement via a gravel path from the E 33rd Place ROW. Access to the top of the outlet structure in a drainage easement from the E 35th Avenue ROW
- Pedestrian railings for the wall on adjacent to the drainage easement are not called out or shown on this plan.
Pedestrian railing with call-out added
- The maximum slope in any direction is 2% at handicap parking spaces.
Note added

- The minimum pavement slopes are 1% for asphalt and 0.5% for concrete.
Note added
- The minimum slope away from the building is 5% for 10 feet of landscape areas, and a minimum of 2% for impervious areas.
Note added
- The drainage flow arrows are not shown on the plan.
Shown

Sheet 6 of 9

- SL-1 is appropriate for local streets. Please refer to the draft street light standards for fixture types allowed.
Revised to SL-1
- Add a note that street light locations shown are conceptual. Final street light locations will be determined by photometric plan submitted with the street lighting plan in the Civil Plan submittal.
Note added

6. Real Property - Maurice Brooks | mbrooks@auroragov.org | 303.739.7294 | Comments in magenta

Site Plan – Sheet 1

- Add a comma separator in the legal description as shown
Added
- Make the edits to note 7 as shown on the redlined sheet.
Edits made as noted

Site Plan – Sheet 2

- Label the aliquot corners.
Labeled
- Match the plat curve data, typical in all redlined instances.
Revised
- Begin the process for easement release with Andy Niquette as soon as possible. You can contact Andy at 303.739.7325 [or aniquette@auroragov.org](mailto:aniquette@auroragov.org).
Legal descriptions for the easements to be released have been prepared and the Easement Release packet submittal is pending
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Subdivision Plat – Sheet 1

- Send in the current Certificates of Taxes due for this site.
Submitted
- Send in the closure sheet for the description.
Submitted
- Send in the updated title work dated within 120 days of the plat approval.
Submitted
- Send in the State Monument Records for the aliquot corners used on the plat.
Submitted

Subdivision Plat – Sheet 2

- Make the corrections as shown in the redlines in the Notes section.
Corrections made

- Make the correction to the “crossings and encroachments” covenant as shown on the redlines on this sheet.

Corrections made

Subdivision Plat – Sheet 3

- Begin the process for the easement release with Andy Niquette.
Legal descriptions for the easements to be released have been prepared and the Easement Release packet submittal is pending
- Add the township, range and PM.
Added
- Add the record data
Added
- Add the area in square feet.
Added
- Add Block 1 to the subdivision to the south.
Added
- Add Lot, 1 Block 1, Dana White Subdivision Filing No. 1 to the subdivision to the northeast.
Added
- Add Lot 1, Block 1, Greenwood International Subdivision Filing No. 1 to the subdivision to the southeast.
Added

7. Traffic - Brianna Medema | bmedema@auroragov.org | 303.739.7336 | Comments in orange

Traffic Letter

- Review page 2 scan quality.
Corrected
- Please address the 2 comments on page 6.
Addressed

Sheet 2

- Please outline the sight triangle including all the legs of the triangle.
Site triangles shown
- Utilize the design speeds shown on the redlined sheet and the dimensions provided to show the sight triangles. The sight triangles must be placed per stop sign locations.
The sight triangles have been revised per the redlines and to meet the city standards.
- Label the existing signage. Replace the yield sign with a stop sign if present.
Labeled and revised

Sheet 4

- Review plantings in all sight triangles. Especially of concern are sight triangles along Chambers.
Plantings are per COA requirements
- Update once the sight triangles are corrected.
Updated

8. Aurora Water - Steven Dekoski | sdekoski@auroragov.org | 303.739.7490 | Comments in red

Sheet 3

- Label the water meter size.
Labeled
- A looped water supply is required to serve this site.

Looped water supply now shown

- An I&M plan is required for the private detention pond. Show the pond rip rap overflow.
An I & M Plan along with the other required reports will be submitted with the construction documents. The pond riprap is shown.
- Water main utility work must include valves to isolate between fire hydrants and fire lines.
Valves added

9. Revenue - Diana Porter | dsporter@auroragov.org | 303.739.7395

- Storm Drainage Development Fees Due: 3.52 acres x \$1,242.00/acre = \$4,372.00
- Please make the check payable to “City of Aurora”.

Noted

10. Xcel Energy

Donna George, 303-571-3306 or donna.l.george@xcelenergy.com Right of Way and Permits, Public Service Company of Colorado

- No additional comments were not received from Xcel Energy.