

Kelly Development Services, LLC

March 17, 2020

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

RE: **Response to Forth 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 4th review comments items issued by the City of Aurora for the proposed Chambers Business park project (the “Project”) located at 3550 Chambers Road.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no community questions, comments or concerns received during this review. **Noted**

2. Completeness and Clarity of the Application

2A Title all Site Plan sheets “Chambers Business Park Site Plan with Adjustment and Conditional Use”.
Sheet titles revised

2B Add a section regarding the Planning and zoning Commission condition to show the operations plan on the cover sheet. This should be a high-level version of your operations plan including bullet points for at least hours of operation, vehicle repair, and good housekeeping measures.
Section added

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

3A While there is a street light along the north property line, the light will be much taller than the trees. Shift the trees so that an additional one can fit in the location shown on sheet 4 redlines.
Trees have been shifted and added to meet the street tree requirement

3B The two trees near the southwest corner of the site are too close together. I know an attempt is being made to meet the street tree requirement but subtract 50’ from the measurement so as to account for the stop sign which is preventing the correct number of trees to be planted. **50’ has been subtracted from the linear feet total of 33rd Street and the additional tree has been removed.**

3C Revise the Street Tree Requirement table on sheet 5 as shown in the redlines. **Street Tree Requirement table has been updated to show that all requirements are being met with updated planting plan**

4. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

4A. 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. **Digital .dwg file revised and submitted. Approved by email on 02/21/2020**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 5A Advisory note: the civil plans will require the Calculations Summary table on the Photometric Plan (sheet 6 of 9). **Noted**
- 5B Please do not include City Standard Details in the plan, just reference the detail number on the plans. **Detail removed and reference on Site Plan sheet**

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

- 6A Traffic Engineering comments have been addressed. **Noted**

7. Fire / Life Safety (John Van Essen / 303-739-7489 / jyannesse@auroragov.org / Comments in blue)

Life Safety comments have been addressed. **Noted**

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

- 8A The 16' drainage easement needs to be able to support maintenance vehicle access through the parking lot to the entry of the site. Please extend the drainage easement to the parking lot entries. **Easement extended to both entrances**
- 8B The 16' drainage easement needs to connect to the right-of-way through the parking lot, so that vehicle access is available without driving over the curb and landscaping. **Easement extended to both entrances**
- 8C A water fixture unit table will be required with the civil plans to determine the size of the water meter required to service this building. Will there be a separate irrigation meter for this site? **Noted. No separate irrigation meter**
- 8D Permission from the property owner is required for all work on adjacent properties. **Permission will be obtained**
- 8E Darken the line work for all of the proposed utilities intended to be included with this Site Plan. Otherwise label as future by others. A looped water supply is required to serve fire hydrants and private fire lines for this site. **Done. Plan revised so no future utilities by others on the plan. Water system looped**

9. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta) *Subdivision Plat Comments*

- 9A Correct "Hellena" to "Helena" on the cover sheet. **Corrected**
- 9B Begin the easement release process with Andy Niquette. **Easement release application submitted on 03/03/2020**

Site Plan Comments

- 9C Show the existing plat boundary line showing the ROW being dedicated to the City by the Plat for E. 35th Avenue, Helena Street and E. 33rd Place. **Shown with ROW dedication delineated**
- 9D Separate "Firelane" into two words. **Revised**
- 9E Label the utility easement at the northern entrance. **Labeled**
- 9F Begin the easement release process with Andy Niquette in Real Property for the existing 9-foot drainage easement and 9-foot slope easement. **Easement release application submitted on 03/03/2020**
- 9G Any physical features, i.e. retaining walls, under drains, inlets, etc. located in the drainage easements will need to be covered by a license agreement. **Noted**

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- 9H Change the area to match the plat dedication. **Revised**
- 9I Delete “future” from all rights-of-way. By the time this Site Plan is approved, the Plat will have dedicated
Deleted