

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012



October 30, 2019

Brian Tyne
EP First Tilt LLC
18 Inverness Place East
Englewood, CO 80112

Re: Second Submission Review – Eastpark 70 Building 7 – Master Site Plan Amdt., Site Plan & Plat
Application Number: **DA-1735-06**
Case Number: **2019-6036-00**

Dear Mr. Tyne:

Thank you for your second submission, which we started to process on Friday, October 11, 2019. We reviewed it and attached our comments along with this cover letter. The remaining issues will be resolved during a technical review period. Please resubmit an updated Site Plan and Plat following the Planning Commission hearing to address all outstanding comments from City Departments. Prior to the Planning Commission hearing, please communicate with me whether or not a Master Site Plan Amendment is still needed for your proposal by **Monday November 4th**. This is vital information prior to the hearing so that accurate notification can be done. Other comments which remain from the first review period have been marked in bold font.

Your Planning Commission hearing date is set for Tuesday, November 26, 2019. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7112.

Sincerely,

Christopher Johnson, Contingent Planner I
City of Aurora Planning Department

cc: Brian Weiss, Ware Malcomb, 1600 Champa Street Ste. 350, Denver, CO 80202
Susan Barkman, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\1735-06rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Comments marked in bold font are remaining from the first review.
- Review and address all formatting and correctness comments from all departments.
- Review and address all redline comments from Real Property on the formatting of the Plat.
- Provide proof of approval from the Architectural Review Committee prior to Planning Commission.
- Clarify comments regarding the Master Site Plan Amendment (see Item 5)
- Show and label proposed street lights (see Item 9)
- Add a raised concrete island in the indicated location (see Item 10)
- License Agreements will be required where the storm line crosses the utility easement (see Item 11)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. **Update the Title Block throughout the plan set. It should match the cover sheet “Eastpark 70 Building 7 – Site Plan”.**

2. Zoning and Land Use Comments

2B. Please update the zone districts shown on the plan to be as consistent and current with existing zoning. Since the UDO has been adopted, names of the zone districts have changed, for instance M1 is now I1. Please ensure these are correct throughout the plan and the data block.

3. Architectural and Urban Design Issues

3A. **Proof of approval of the elevations by the Architectural Review Committee for Eastpark 70 must be provided prior to Planning Commission hearing.**

4. Signage Issues

4A. The total allowed sign area is 325 square feet, not 325 square feet per building face.

5. Master Site Plan Amendment

5A. Your response to this comment from the first review stated the “Amendment has been addressed as part of the Master Site Plan”. As a point of clarification, does this mean that no restriction on hours of operations exists for this specific lot and as such you are no longer requesting an amendment to the overall Eastpark 70 Master Site Plan? This must be clarified before the Planning Commission hearing.

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

6A. Sheet 10 Landscape Plan

- Add the missing plant material to the plant schedule i.e. MCR and CR.
- Make sure the ornamental grasses within the designated parking lot islands are five- gallon. See plan for comment.

7. Addressing (Phillip Turner / 303-739-7271 / pturner@auroragov.org)

7A. **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. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.

8. Environmental Planning (Porter Ingram / 303-739-7227 / pingrum@auroragov.org)

8A. Because this property is located within the Airport Influence District (AID) of Buckley Air Force Base (BAFB), the applicant must ensure that an avigation easement has been conveyed to the City of Aurora for this parcel and that this easement has been recorded with the Arapahoe County Clerk and Recorder. A copy of the recorded document must be submitted to the Case Manager and:

Stephen Ruger, City Clerk and Recorder
15151 East Alameda Parkway
Aurora, Colorado 80012

The Permanent Parcel Identification (PPI) number and Book and Page where the avigation easement is recorded should be included on the avigation easement submitted to the Case Manager. The easement form is available on the City website at www.auroragov.org, Business Services, Development Center, Development Process, Forms & Applications. Development in the AID shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports.

Vendors of real property located within the Airport Influence District are required to provide notice to prospective purchasers in accordance with Section 146-811. The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors. Please contact Porter Ingram at 303-739-7227 with any additional questions regarding the AID.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1 Cover Sheet

9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Sheet 2 Site Plan

9B. New street light(s) are required on Smith Road and Ensenada Street, please show and label proposed street lights. Add a note that states street light locations are approximate and final location will be determined with the photometric plan submitted with the civil plans.

9C. Show and label the existing drainage easement.

9D. 25-foot lot corner radius required on arterial roadways. See comment on Plat as well.

9E. Show the updated curb ramps.

9F. Show/label proposed wall. Indicate material type and max height or a height range. Walls over 30" require railing or barrier.

9G. Advisory note: Pavement section will be required to be included on the civil plans.

Sheet 3 Grading Plan

9H. Label slopes in all indicated locations. The minimum slope away from the building is 5% for 10 feet for landscape areas, and minimum 2% for impervious areas. The maximum slope is 3:1 on site. Please use percent to represent slopes less than 5:1.

9I. Include top of wall and bottom of wall elevations or indicate max height. Walls over 30" require railings or barriers.

Sheet 4 Utility Plan

9J. New street light(s) are required on Smith Road and Ensenada Street. Please show and label.



Sheet 12 Photometric Plan

9K. **Street lights are required for Smith Road and Ensenada Street. Street lights on public streets shall be owned and maintained by the City of Aurora and shall meet COA standards. A street lighting plan shall be submitted with the civil plans. Add a note that the street light locations shown are not final. Final street light locations will be determined with a photometric analysis submitted with the civil plans.**

Sheet 13 Lighting Details

9L. **Include fixture for proposed street lights.**

10. Fire / Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

10A. Sheet 2

- Please provide detail to show two remote means of fire apparatus access to the structure per IFC 2015 appendix D.

10B. Sheet 4

- Since the proposed relocation of the fire riser room and/or FDC during the 1st review was not acceptable please provide raised 23 ft wide 60 ft long concrete island with curb and hydrant with bollard protection in location shown to provide Fire hydrants within 100' of the fire department connection. If not acceptable, please contact me to discuss other acceptable options.

10C. Plat Comments

- Please provide a detail to show two remote means of fire apparatus access to the structure per IFC 2015 appendix D.
- Provide a detail for pocket utility easement for new hydrant.

11. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Sheet 4 Utility Plan

11A. Storm is crossing at the waterline valve box. Please verify that Civil Plan show adequate horizontal clearance between the valve and storm line.

11B. License Agreements will be required where storm crosses the Utility easement as the storm system is private.

11C. This hydrant lateral is not shown on the Plat. Please revise.

11D. If Hydrant is added please verify that the utility easement has adequate width for hydrant and Meter pit.

11E. Please label size of Sanitary Service.

11F. Please label size of proposed meter. Even if user is not known, meter size should reflect proposed fixtures that are to be installed.

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

Site Plan Set

12A. Release these existing easements shown on sheet 4 by separate documents - delete from site plan.

Plat

12B. Change Chapter 147 to Chapter 146 in the Covenants.

12C. Change City Attorney to City Engineer and delete the Public Works Director signature line in the City of Aurora Approvals.

12D. Add the indicated easement line.

12E. Use the dimension from the creation of Eastpark 70 Subdivision Filing No. 3 plat in the indicated location.