



**HERSCHMAN ARCHITECTS, INC.**  
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# 1<sup>st</sup> Submission Responses

Planning and Development Services Dept.  
Attn: Dan Osoba  
City of Aurora, Colorado  
15151 E. Alameda Pkwy, 2<sup>nd</sup> Floor  
Aurora, CO 80012

September 1, 2017  
Re: Dick's Sporting Goods #1343  
The Southlands  
Aurora, Colorado

Job #: HA# 15865  
From: Aaron Blue

**Case Number: 2004-6074-01**

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Mr. Osoba,

The following are responses to the 1<sup>st</sup> Submission Review Comments dated August 15, 2017.

## **1. Completeness and Clarity of the Application:**

*1A. Include a Data Block on the cover sheet. Include comments from Life Safety in the Data Block along with additional information.*

- **Response:** We have provided the Data Block on the cover sheet. We have also included an additional block with specific building code data (including added sheet T1.1 Building Perimeter Plan).

*1B. Include any changes to signage on the site plan.*

- **Response:** Proposed site signage is limited to traffic wayfinding signs (i.e. stop signs, accessible parking, etc.) which are located on sheet C2.01. Proposed building signage is located on sheet A6.0a & A6.0b. We have included in this package a copy of the Southlands Town Center Tenant Sign Design Criteria for your reference.

## **2. Parking:**

*2A. Include the parking amounts in your site plan data block. If there is a shared parking agreement with the adjacent buildings, please include the number of shared spaces as well. Bicycle parking will be required for your site, and is based on the total required parking for the site. The total required parking for the site is 83 spaces based on a 1 per 600 gross floor area calculation. Based on that total, the required bicycle parking is 2 spaces for this site. An inverted-U type rack is the required type and each one will count as two bicycle parking spaces. Please indicate the location and number of inverted-U bicycle racks on your site plan.*

- **Response:** Since our "work area" affects a portion of a larger property area, we have included in our data block the "work area" for use in providing data included in the Data Block. Since the entire parking area is shared parking for the Southlands Town Center, we have indicated in our Data Block a total of 98 parking spaces within our "work area" (including 2 accessible parking spaces). We have provided (1) S-Type bike rack (5 bicycle spaces) which matches the existing bike racks throughout the Southlands Town Center. The location of the new S-Type bike rack is located south of the DSG entrance. Please see coded note #22 on sheet C1.01.



*2B. Bicycle parking will be required for your site, and is based on the total required parking for the site. The total required parking for the site is 83 spaces based on a 1 per 600 gross floor area calculation. Based on that total, the required bicycle parking is 2 spaces for this site. An inverted-U type rack is the required type and each one will count as two bicycle parking spaces toward a maximum of 5% of the overall parking required. Please indicate the location and number of inverted-U bicycle racks on your site plan.*

- **Response:** We have provided (1) S-Type bike rack (5 bicycle spaces) which matches the existing bike racks throughout the Southlands Town Center. The location of the new S-Type bike rack is located south of the DSG entrance. Please see coded note #22 on sheet C1.01.

### **3.1 Site Lighting:**

*3.1A. The original Southlands CSP, Filing Number 11-Phase C with Waiver provided a photometric plan. Any changes to this photometric plan should be reflected in your submittal. The light fixture design plan should reflect the Southlands FDP design standards in Table 2 for lighting and light fixtures. Show typical details of lighting on plan and or building elevations. Additionally, there was a waiver approved on the original CSP that permits 18 feet high light poles on Main Street, when a maximum height of 12 feet is allowed.*

- **Response:** We have provided a new sheet (sheet A14.0) with the revised photometric based on the relocation of (1) existing parking lot light and the proposed new building lights. The relocated parking lot light can be located by coded note #11 on sheet C1.01. The proposed building lights are wall scones and down lights and can be found on the building elevations (sheet A6.0a & A6.0b).

### **3.2 Architectural and Urban Design Issues:**

*3.2A. (If applicable) Code section 146-1300 requires the location of any rooftop or mechanical equipment and vents greater than 8" in diameter be shown on the elevation drawings. All such equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with and extended parapet wall, or a freestanding screen. On all elevations, please indicate the location of the rooftop mechanical equipment with a dashed line.*

- **Response:** All rooftop equipment is screened by the building parapet wall. Rooftop equipment and the roof line have been indicated on the elevations with notes and dashed lines. Please see sheets A6.0a and A6.0b.

### **4. Signage:**

*4A. The Southlands FDP contains sign criteria that should be adhered to as well as Article 16 of the Zoning Code. Refer to the Tenant Sign Design Criteria for Town Center in the Southlands FDP for requirements on the sign type and sign area. Based on the information that you provided in your proposed site plan, you will be allowed 120 square feet of signage for primary wall signs and 100 square feet for secondary wall signs. The total allowable sign area shall not exceed 600 square feet for all sign types. For any sign, provide the location and type on the proposed site plan. Please provide a complete sign package in the Civil Plans.*



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- **Response:** We have provided the sign areas in the Data Block located on the cover sheet. The primary wall sign, secondary wall sign and blade sign meet the criteria of 120sf, 100sf and 16sf respectively. A copy of the Southlands Town Center Tenant Sign Design Criteria has been included in this submittal for reference. Proposed signage can be found on sheet A6.0a & A6.0b. Specific DSG sign package will be submitted for review, approval, and permit by the Dick's Sporting Goods National Account sign vendor.

## **5. Building:**

5A. Permits are required for all new construction/additions. Current adopted city of Aurora Codes are the 2015 International Code Council editions to include the 2017 NEC and Chapters 22 & 66 of the City of Aurora Amendments.

- **Response:** Understood. Building Plans have been submitted for permit review on 8/8/2017, which is currently under review.

## **6. Forestry:**

6A. There will be six trees impacted by the redevelopment of this site. Below is the list of those trees that will require mitigation. Due to the species of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. There is concern regarding the distance between the new curb cut and an existing ash tree, this tree may require mitigation if construction activity is too close. Any tree that is removed from the site should either be replaced within the landscape or be mitigated through payment to the Tree Planting Fund.

- **Response:** Acknowledged.

6B. Any trees that are preserved on the site during construction activities shall follow the standard detail for Tree Protection per the Current Parks, Recreation & Open Space Dedication and Development Criteria Manual. These notes shall be added to the plan.

- **Response:** Acknowledged, please see L1.01.

6C. 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.

- **Response:** Acknowledged, please see chart on L1.01.

6D. The caliper inches that will be lost are 21", but only 15" would be required for planting back onto the site. The mitigation value is \$800.00. NOTE: Mitigation values are based on the International Society of Arboriculture's guide to Plant Appraisal. Species, diameter, condition and location factors were included in the assessment.

- **Response:** Acknowledged, please see chart on L1.01.



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In response to some additional comments found in the purple mark-ups:

- (1) Green Ash to be removed due to island relocation.
- (2) Green Ash to be removed due to island relocation
- (3) Green Ash to be removed due to island relocation.
- (4) Green Ash to be removed due to island relocation.
- (5) Green Ash already removed.
- (6) Littleleaf Linden to be removed due to island relocation.
- (7) Green Ash to be removed for new curb cut.
- (8) Green Ash located in center of 10ft planting strip; to be protected during construction.
  - The “structure” that was questioned next to the above tree is the pavement striping for the accessible parking spaces (no impact to adjacent tree).
- Please see plan for tree protection notes.

## **7. Civil Engineering:**

### *7A. Sheet C1.01 Civil Site Plan*

- *Label and indicate the material type of the retaining wall*
  - **Response:** The retaining wall has been indicated and proposed as cast-in-place concrete
- *Label the proposed storm sewer as private, typical.*
  - **Response:** The proposed storm sewer has been labeled private.
- *A drainage easement is not required for private storm sewer, typical.*
  - **Response:** The proposed drainage easement has been removed from the plans.

### *7B. Sheet C1.02 Preliminary Grading and Drainage Plan*

- *Add a note to the “Keyed Notes” indicating the storm sewer is private and who will maintain it.*
  - **Response:** A note has been added to the “GRADING NOTES” indicating that the storm sewer is privately owned and maintained by the property owner.
- *Indicate the material type and max. height or a height range of the proposed retaining wall. (Number 6 in the “Keyed Notes”).*
  - **Response:** The retaining wall has been called out as cast-in-place concrete and the maximum height has been indicated.

### *7C. Sheet C1.03 Preliminary Utility Plan*

- *Add a note to the Utility Notes indicating the storm sewer is private and who will maintain it.*
  - **Response:** A note has been added to the “UTILITY NOTES” indicating that the storm sewer is privately owned and maintained by the property owner.

## **8. Fire / Life Safety:**

### *8A. Sheet T1.0 Cover Sheet*

- *Provide a Data Block with facility specific details and fire separation distance or the proposed building designation.*



- **Response:** We have included the Data Block on the coversheet and also added our building code data. We have proposed making Building A (DSG – 6305 S. Main St.) and Building B (6295 S. Main St.) as one single (Section 705.3 Building on the same lot) an unlimited area building with an open perimeter of 60ft. (Section 507). We have included a new sheet T1.1 Building Perimeter Plan which indicates the 60ft. open perimeter.
- *Provide a Photometric Plan to include heavy dashed lines showing the exterior accessible route to the public way and interconnected within the site.*
  - **Response:** Please see the added sheet A14.0a which includes a heavy dashed line indicating the accessible route around the building which interconnects to the site.

## 8B. Sheet C1.01 Civil Site Plan

- *Advisory Note: a new Certificate of Occupancy will be required.*
  - **Response:** Understood.
- *Detail the fire separation distance, opening protections and the exterior ratings between the buildings; GRAPHIC.*
  - **Response:** With the proposed Building A and Building B being combined into a single, unlimited area building, a fire separation is not required. Current uses in Building B include: M (mercantile), B (business) and S (Storage) which are non-separated uses, which is the same for the proposed Building A. In the event that an assembly use group is proposed for the new Unlimited Area building, the assembly use will need to be separated as required by Section 507 and 508.

## 8C. Sheet C1.03 Preliminary Utility Plan

- *Identify and label the existing fire lane and proposed 23' fire lane to maintain the 29' inside and 52' outside turning radii.*
  - **Response:** The existing and proposed fire lane easements have been indicated and shown 23' wide.
- *Identify the revised exterior accessible route interconnected to the site and proposed parking spaces.*
  - **Response:** The revised ADA route has been indicated with proposed striping and called out in the keyed notes.
- *Identify the locations of Knox. box(es), riser room and FDC on utility plan.*
  - **Response:** The relocation of the FDC Knox Box and riser room has been shown on the utility plan.
- *Update building address to 6305 S. Main Street (typ. all sheets).*
  - **Response:** The building address has been updated to 6305 S Main St on all plans.
- *Relocate the FDC to a location on the plans and label it as "FDC with app'd Knox Hdwr"; GRAPHIC.*
  - **Response:** The relocated FDC and knox box has been shown on the Utility plan.

## 8D. Sheet C2.01 Civil Details

- *Include a Sign Package to be submitted with the civil plans. If it is included in this set, provide the complete sign package.*
  - **Response:** A complete sign package will be included in the civil plans. Proposed site signage is limited to traffic wayfinding signs (i.e. stop signs, accessible parking, etc.) which are located on sheet C2.01. Proposed building signage is located on sheet A6.0a & A6.0b. We have included in this package a copy of the Southlands Town Center Tenant Sign Design Criteria for your reference.



## 8E. Sheet A6.0a Building Elevations

- Show and label the FDC, Knox Box and Riser Room door on the Elevation sheet.
  - **Response:** Please see the elevations on A6.0a & A6.0b for the location of these items.

## **9. Landscaping:**

9A. All parking landscape islands require a tree. Replace the ash trees with a different type as ash trees are no longer allowed in the City of Aurora. Add a tree in the parking lot as specified in the comment on the Landscape Plan.

- **Response:** These are existing trees which are to be removed due to building expansion. Red lines showing demo area have been removed from drawing to not create confusion.

9B. On the Landscape Plan, the Non-Residential Building Elevation Landscaping Information Table and Table of Street Frontage, Street Edge Buffer and Non-Street Frontage Buffer Landscape Requirements need to be brought up to standards. Everything needs to be in compliance with Article 14 of the City of Aurora Zoning Code.

- **Response:** See revised tables, site plan now includes entire lot to show existing and proposed trees, shrubs, ornamental grasses and perennials. All areas are in compliance with the exception of the west building frontage where it is not possible to add more shrubs based on the current streetscape planting and paving patterns.

## **10. Real Property:**

10A. Real Property has not yet submitted comments. We will contact you via email with comments as soon as we receive them. You may contact Darren Akrie directly at 303.739.7331 for comments.

- **Response:** No action required at this time.

## **11. Aurora Water:**

11A. Make the edits under "Keyed Notes" on C1.03 Preliminary Utility Plan.

- **Response:** The "Keyed Notes" edits have been made.

11B. The west portion of the building should not encroach on the utility easement.

- **Response:** The proposed utility easement has been modified to not encroach the proposed building addition.

11C. Include the length of the existing sanitary sewer to be abandoned or removed.

- **Response:** Length of sanitary sewer and water to be removed has been called out.

11D. The abandoned water line must be removed, or capped and grouped in place (west of the building entrance).

- **Response:** The water line has been called out to be removed.

11E. Please indicate if the existing easement is to be vacated on the southwest corner of the building.

- **Response:** Existing easements have been called out to be partially vacated.

11F. Address the questions on the existing utility easement to be vacated in the proposed access drive, and the new 8" water line on the southwest of the building.

- **Response:** Utilities and easements modifications have been indicated.



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11G. If the sanitary sewer is private, it does not require a utility easement.

- **Response:** Sanitary sewer main is public.

11H. Will the existing water meter be affected by this expansion?

- **Response:** The existing water meter and fire line to the building is not affected and has been called out to remain.

11I. The storm sewer does not require a drainage easement because it is a private storm.

- **Response:** Private storm sewer easement has been removed from the plans.

### **12. Traffic:**

12A. Sheet C1.01 Civil Site Plan

- Install a striped median to the direct turns northbound and southbound. Autoturn analysis should be run using a SU truck to confirm sweep path / size and shape of the striped island.
  - **Response:** A proposed striped median and auto turn analysis for an SU-30 truck path has been shown on the plans.
- Label the length of storage provided (existing +X' / Proposed = X')
  - **Response:** The existing and proposed turn lane storage length has been called out.

12B. Sheet L1.01 Landscape Plan

- Show sight triangles per COA Standard TE-13.1 – applies to all the driveways. Any proposed plants in the triangle must comply with the city required vertical requirements. Increase the size or revise the plants as necessary.
  - **Response:** Please see the revised sight triangles.

If you have any questions, please do not hesitate to let me know.

Sincerely,

HERSCHMAN ARCHITECTS, INC.

L. Aaron Blue