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August 15, 2017

Aaron Blue
Herschman Architects Inc.
25001 emery Road, Suite 400
Cleveland, OH 44128

Re: Initial Submission Review – Dick's Sporting Goods Addition
Case Number: 2004-6074-01

Thank you for your initial submission, which we started to process on July 27, 2017. We reviewed it and attached our comments along with this review letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, September 1, 2017. Please note that dedication of any new easements can be done by separate document and can take between 4 and 6 weeks to process, so it is recommended that you begin this process immediately so that it does not delay your minor amendment approval.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any questions or concerns, please give me a call. I may be reached at 303-739-7121.

Sincerely,

Dan Osoba, Planner I
City of Aurora Planning Department

Filed: K:\Dept\Planning and Dev Serv\ZDR\\$MA\2017 MAs\2004-6074-01 Southlands Lifestyle Center at Southlands CSP No 11 - Dick's Sporting Goods Sp Amdt



Initial Submission Review

SUMMARY OF COMMENTS

- Include a site plan data block on the cover sheet of the site plan.
- Include the required site plan notes on the cover sheet of the site plan (these are located on the last page of this letter).
- Please provide the 2 (two) bicycle parking spaces as required by code. Your data block on the cover sheet should include the total number of bicycle parking spaces, and they should be located on the site plan.
- On all building elevations, please indicate the location of rooftop mechanical equipment with a dashed line (if applicable). All such equipment must be screened.
- Provide a Photometric Plan for the overall site that indicates any changes to the approved photometric plan on the original CSP.
- There are six trees that will be impacted by the redevelopment of this site. Please refer to the Forestry comments for the Appraisal assessment on each of the trees.
- Dedication of any new easements can be done by separate document and can take between 4 and 6 weeks to process, so it is recommended that you begin this process immediately so that it does not delay your minor amendment approval.

PLANNING DEPARTMENT COMMENTS

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

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

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.

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.

3. Site Lighting

3A. The original Southlands CSP, Filing Number 11-Phase C with Wavier 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 the 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.

3. Architectural and Urban Design Issues

3A. (If applicable) Code section [146-1300](#) requires the location of any rooftop or mechanical equipment and vents greater than eight inches 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



an extended parapet wall, or a freestanding screen. On all elevations, please indicate the location of rooftop mechanical equipment with a dashed line.

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 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Building (Ted Caviness / (303) 326-7628 / tcaviness@auroragov.org)

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.

6. Forestry (Rebecca Lamphear / (303) 739-7139 / rlamphea@auroragov.org – Comments in purple)

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 of 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 this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting fund.

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. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

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.

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.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Green Ash	4	\$186.63		3
2	Green Ash	4	\$151.94		3
3	Green Ash	4	\$133.74		3
4	Green Ash	5	\$194.60		4
5	Green Ash			Tree is missing	
6	Littleleaf Linden		\$0.00	Tree is too small to require mitigation	0
7	Green Ash		\$0.00	Tree is too small to require mitigation	0
8	Green Ash	4	\$133.74	May not require mitigation but include incase removal is needed	3
Total		21	\$800.65		15



7. Civil Engineering (Kristen Tanabe / 303-739-7306 / ktanabe@auroragov.org – Comments in green)

7A. Sheet C1.01 Civil Site Plan

- Label and indicate the material type of the retaining wall.
- Label the proposed storm sewer as private, typical.
- A drainage easement is not required for private storm sewer, typical.

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.
- Indicate the material type and max height or a height range of the proposed retaining wall. (Number 6 in the “Keyed Notes”.

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.

8. Fire / Life Safety (Ted Caviness / (303) 326-7628 / tcaviness@auroragov.org – PDF comments in blue)

8A. Sheet T1.0 Cover Sheet

- Provide a DATA BLOCK with facility specific details and fire separation distances or the proposed building designation.
- Provide a Photometric Plan to include heavy dashed lines showing the exterior accessible route to public way and interconnected within the site.

8B. Sheet C1.01 Civil Site Plan

- Advisory Note: a new Certificate of Occupancy will be required.
- Detail the fire separation distance, opening protections and exterior ratings between buildings; **GRAPHIC**.

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.
- Identify the revised exterior accessible route interconnected to the site and proposed parking spaces.
- Identify the locations of Knox box(es), riser room and FDC on Utility Plan.
- Update building address to 6305 S Main Street (typ. all sheets)
- Relocate the FDC to a location on the plans and label it as “FDC with app’d Knox Hdwr”; **GRAPHIC**.

8D. Sheet C2.01 Civil Details

- Include a Sign Package to be submitted with civil Plans. If it is included in this set, provide the complete sign package.

8E. Sheet A6.0a Building Elevations

- Show and label the FDC, Knox Box and Riser Room door on the Elevation Sheet.

9. Landscaping (W. David Barret / (303) 739-7133 / wbarrett@auroragov.org – Comments in teal box with red lettering)

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 specified in the comment on the Landscape Plan.

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.



10. Real Property (Darren Akrie / (303) 739-7331 / dakrie@auroragov.org)

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.

11. Aurora Water (Edward Francis / (303) 739-7382 / efrancis@auroragov.org – Comments in red)

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

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

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

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

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

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 addition.

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

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

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

12. Traffic (Victor Rachael / (303) 739-7309 / vrachael@auroragov.org – Comments in orange)

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.
- Label the length of storage provided (Existing +X’ / Proposed = X’).

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.