



April 2, 2024

Josue Loma
Planner, City of Aurora Planning Department
15151 E Alameda Pkwy #2300,
Aurora, CO 80012

Dear Mr. Loma,

Please find attached the revised site plan amendment documents addressing all review comments received.

If you have any questions or concerns, please do not hesitate to contact me. I can be reached by email at blouk@smhconsultants.com. You can also reach me at (719) 465-2145.

Thank you for your attention to this matter.

Sincerely,

Brett Louk
Professional Engineer

Responses to Comments

Planning:

1A. Site Plan of Record – Page 1, Sheet 1:

- Please update the description to include the MA case number and remove the date. In addition, please confirm that the description captures the full project scope (16' swinging gate, new elevator).
Case number added and scope revised. 16' Swinging gates were part of a previous amendment.
- Please show and note the total number of bicycle parking spaces provided and ensure that it meets the minimum number of bicycle parking spaces required as stated in Sec. 4.6.3.(F)(1). Further, please note that bicycle parking facilities must meet the design standards stated in Sec. 4.6.3.(F)(2).
Information added to table. Bike racks are existing.
- Please directly update the site data table for all values that will be changed via the MA project scope (GFA, total building coverage, # parking spaces, etc.). Then, please add a delta 15 and red cloud around any values that are being updated via this application and ensure that they do not block or obscure any other values on the site plan.
Additional delta 15 information provided in a new column to the right of the existing table.

1B. Site Plan of Record – Page 2, Sheet 2 (A-1):

- Please provide a fence detail for the newly proposed gate and specifically note the height and type of fence. Please also show that the gate to the north was not installed.
Fence and west gate were part of a previous minor amendment approved on 6/14/19 and are not part of this minor amendment's scope. North gate was installed, however, it was shown to be removed as part of site plan A1317443, Aurora Terminal Musket Corporation, approved on 8/25/2017.

1C. Site Plan of Record – Page 3, Sheet 2 (A-1):

- Please show the accessible routes for bicycle parking spaces from all buildings or site entries.
The accessible route for bicycle parking has been added to the plans.

1D. Site Plan of Record – Page 4, Sheet L-1:

- Please note that per Sec. 4.6.2.(B), any expansion of the gross floor area of an existing land use Subarea B by more than 15% shall provide additional parking for the expansion areas, including accessible parking, as required by Table 4.6-1. In addition, please ensure that any other changes meet the parking design and location standards of this section.
Sufficient parking is provided and designed to the proper standards.

1E. Architectural Site Plan – Page 1, Sheet C1:

- Please pull this information onto the original site plan and directly update the site data table.

Site data table on original site plan updated with delta 15 information provided in a new column to the right of the existing table.

- Per code, Sec.4.8.2.(B), when an expansion of the GFA by more than 25% (calculated at 25.5%) shall be required to meet the building design standards and per Sec.4.7.2.(a)(3), landscaping standards. Please review these applicable sections for required changes to the site.

Building additions GFA area has been decreased to be under the 25% threshold (24.9%).

1F. Architectural Site Plan – Page 3, Sheet C3:

- Please confirm if rooftop mechanical or service equipment is proposed. If so, please provide a rooftop plan to show the location of these structures and note that they must meet screening requirements provided in Sec.4.8.11(a).

There is no proposed rooftop mechanical or service equipment.

1G. Architectural Site Plan – Page 9, Sheet A1.01:

- Please confirm if any new building lighting will be included as part of this project scope. If so, please note it on the plans and ensure that it meets the standards of Sec.4.9.4 – exterior building lighting.

Exterior lighting on building additions has been added to building elevation drawings and photometric plan.

1H. Architectural Site Plan – Page 13, Sheet E001:

- Please show the new parking lot on the original site plan and update the site data table to reflect an increase in hard surface area.

There is no new parking proposed in this submittal. Sheet E001 has been updated.

Landscaping:

2A. Page 4, Sheet L-1:

- Please include all said 29 trees on the site plan.
There is no new landscaping proposed in this area for this submittal. However, there are 24 existing trees in this area. The existing trees have been added to sheet L-1.
- Please update the plant schedule to document all existing and proposed changes.
Updated.
- Since you are amending the site plan you must meet current code standards. Please include a landscape median and trees every 15 parking spaces. In addition, please include parking lot landscaping.

No new parking is being proposed as part of this amendment. All parking shown is existing and met the standards at the time that it was approved.

Civil Engineering:

3A. Page 2, Sheet 2 (A-1):

- Per the pre-app notes from the 8/3/23 Meeting, please indicate the 6' sidewalk width and 8' curbside landscaping, along with any required sidewalk easements and conceptual streetlight locations in the plan view. Please also provide conceptual curb ramps at the two accesses. Please show improvements to scale on plan to ensure site conflicts are avoided. Advisory comment: During the civil plan submittal, the sidewalk and curb ramps will be checked for ADA compliance. Also during civil plan submittal, per section 2.03.6.17, the streetlight photometric plans shall be prepared and submitted to the City for review and approval, and additional lights will be required to meet the requirements of the 2023 Roadway Manual.

Per the pre-app notes we were allowed to have some sidewalk attached to avoid existing trees and utility infrastructure. Sidewalk easement has been added to sheet 2 (A-1). Sidewalk ramps have been shown and called out on sheet 2 (A-1) and further detail is provided in the Civil Plan submittal. No new streetlights are proposed.

3B. Page 3, Sheet 2 (A-1):

- Please show the proposed grading contours and include grading sheet.
Grading sheet with proposed grading contours has been included.

Fire/Life Safety:

4A. Page 1, Sheet 1:

- Please include the number of Van Accessible Spaces required and Van Accessible Spaces provided.

Based on the provided parking stalls, we are required to have 5 accessible stalls. Of the 5 required accessible stalls, 1/6th, or fraction thereof, shall be a van accessible stall. Therefore, 1 van accessible stall has been provided.

- Please include the Construction Type, Sprinklered or Non-Sprinklered in the Site Data Table.

The building is sprinkled; this information has been added to the table.

4B. Page 2, Sheet 2 (A-1):

- The Existing Fire Lane Easement (FLE) on the east side of the building would have to be vacated. The proposed design creates a Dead End resulting in the need of a newly Approved Apparatus Turn Around Provided, because of the Dead End beyond 150 feet.

This will be handled via a separate process. There is no dead end. The perceived dead end was previously approved, and we are not changing it.

- Please clearly show how the Hose reach requirements are being met on the plans. Approved Fire Apparatus Access Roads shall comply with 503.1.1 of the 2021 IFC which requires the Fire Apparatus Access Road to extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building.

Per section 503.1.1 – Exceptions – 1.1 and 1.2, of the 2021 IFC, The access road may be greater than 150 feet from the building when the following occur: 1.1) the building is equipped throughout with an approved automatic sprinkler system, or, 1.2) access roads cannot be installed because of location on property, topography,

waterways, nonnegotiable grades or other similar conditions. The existing building is sprinklered and the proposed building additions will be sprinklered as well. There is a berm, detention pond, and Wagner Channel located on the south side of the building. There is not sufficient room or grade to provide a fire access road in this area. These exceptions have obviously been considered before, as the existing building has been around since 1994, has had multiple site plan amendments, and a fire access road has never been requested on the south side of the building.

- The Existing FLE on the west side of the building would have to be vacated, resulting in the need of a newly Approved Apparatus Turn Around Provided, because the proposed scope of work eliminates the Existing Apparatus Turn Around.

This will be handled via a separate process.

- Please clarify all “existing”, “new”, or “proposed” work on the plans. There is an existing addition on the north side that says “proposed” and it is unclear if the two 16’ Swing gates on the west side are part of this proposed scope of work. Please clarify.

Plans have been clarified.

Forestry:

5A. Page 1, Sheet 1:

- There will be trees impacted by the development. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. The caliper inches that will be lost are 62”, but only 25” would be required for planting back onto the site. The mitigation value is \$3,740.00.

Client has opted to pay the mitigation value of \$3,740.00. Please provide information on how to go about this.

Traffic Engineering:

6A. Major Comments:

- Indicate conceptual location of curb ramps, sidewalk easement and provide public improvements in conformance with the 2023 RW Manual).

Shown on the plan and further detail is provided in the Civil Plan submittal.

6B. Minor Comments:

- Addl standard notes and cleanup required.

Addressed.

Utilities:

7A. Site Plan of Record – Page 1, Sheet 1:

- As the site is near the Wagner Channel, a Stormwater Management Plan and Report will be required. Please submit these documents as part of your 2nd submittal.

Stormwater Management Plan has been provided with this resubmittal.

7B. Site Plan of Record – Page 2, Sheet 2 (A-1):

- Please note that as the fire hydrants are older than 5 years, if they are relocated, they must be replaced.
Noted. We are not proposing to relocate any existing hydrants.
- Please note that all fire hydrants are required to be located 3' and 6" from the back of curb per Aurora Standards 16.05.
This is an existing fire hydrant that has been there for multiple years. Why would there be a need to move it now? Moving it will impact the location/design of the new proposed sidewalk.
- Please protect the hydrant in place while vertical curb and gutter is installed.
Note added to Civil Plan submittal.
- Please label where the meter is located.
Meter location is shown on drawings.
- Please verify that the hydrant is 18" from the walk per Aurora Standards 16.05.
Center of fire hydrant is located 2.93' from edge of sidewalk.
- Please note that a license agreement is required for the placement of the swinging gate. Please contact me directly for additional information regarding this process.
The license agreement is already in place as the swinging gate was part of a previous minor amendment approved on 6/14/19 and is not part of this minor amendment's scope. See Master License Agreement 19-19 recorded at reception #2019000023379

7C. Site Plan of Record – Page 4, Sheet L-1:

- Please note that trees must be located 8' from the easement for the meter.
These are existing trees and are more than 8' from the easement.
- Please provide a fixture unit table to determine if the meter is adequately sized for the additions and note that upsizing may be required.
No new fixtures are being proposed with the new building additions, therefore no change needs to be made to the meter.

Additional Comments – Page 2, Sheet A-1:

- Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400' or the next existing fire hydrant) outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
Added to site plan.

Additional Comments – Page 3, Sheet A-1:

- Please add the following notes: 1-6
Notes have been added to sheet A-1.

Additional Comments – Page 4, Sheet L-1:

- Further, please show that the parking spaces meet the minimum off-street parking dimensional standards.
No new parking is being proposed as part of this amendment. All parking shown is existing and met the standards at the time that it was approved.