



July 10, 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. Page 1, Sheet 1:

- For this value, please include a UDO code citation to Sec. 2.5.2 (D)(2)(b)(iii) – Figure 2.5-3.
This has been added to the Site Data Table. See updated table on sheet A-2
- To provide clarity on the site plan, please provide a new site data table that incorporates the new data with the existing values and please do not remove any rows. Then, please red cloud and add a delta 15 around any new rows or values as shown.
A new site data table has been added to sheet A-2.
- Please ensure that all submittals are provided at 18"x24" to ensure compliance with county standards. In addition, it may be beneficial to include new sheets to document the proposed changes; if new sheets are added, please condense any new information to minimize the number of new sheets created. Then, only for new sheets, please add a red cloud and delta 15 around the sheet number on the bottom right corner to indicate that it is new to the site plan of record. The numbering of new sheets should be consistent with the current sheet numbering.
All submitted sheets are 18x24. New sheets have been added for clarity and numbered accordingly.

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

- Is this parking space being modified? If so, please dimension the parking space to show that it will meet the minimum parking stall size noted in Sec. 4.6.5 (D)(6)(a) – table 4.6-4. Further, per code Sec. 4.5.4 (E)(2)(a), the accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk, at least six feet wide, or as required to comply with the Aurora Roadway Design and Construction Specifications Manual, whichever is greater. If this space is not being modified, please remove the delta 15.
This parking space is existing and not being modified. The delta 15 has been removed.
- Please include the accessible route in the legend and label accordingly.
The accessible route has been added to the legend.
- Please show the location of the trash facility and show compliance with Sec. 4.7.8 (B)(2)(b), which states that all existing and proposed trash facilities must be enclosed and meet the additional standards stated in this section. **Per discussion with City staff, since we're not modifying, or touching, the existing perimeter chainlink fences around the loading areas, we are not required to provide enclosures for the trash facilities. Also, they use rolloff dumpsters and not the typical dumpster.**
- Please show compliance with code Sec. 4.7.8 (B)(2)(a)(i), which states that all service, loading, and storage areas visible from residences, public or private streets, or public open spaces or trails shall be screened by fences (excluding

chain link fencing), walls, berms, or any combination of those items with landscaping. For new fences, please provide a fence detail and note the height and material that follows code Sec. 4.7.9 – industrial uses. Additionally, per Sec. 3.3.5 (Z), use-specific standards for storage, distribution, etc. states that the use shall not locate storage areas, truck loading bays, or vehicle circulation routes within a required setback or perimeter buffer. The use shall locate outdoor storage areas to the rear of the principal structure and screen them.

Per discussion with City staff, since the existing chain link fences around the loading areas are not being touched, or modified, they still count as screening since this was an acceptable method at the time these fences were installed.

- Please update the label to state: Gate removed via Site Plan A1317443, AURORA TERMINAL MUSKET CORPORATION. Please do not include a delta 15 as this was not approved via the current MA.

Label updated and delta 15 has been removed.

- Thank you for clarifying that this is existing. Please remove the red cloud and delta 15 as this gate is not part of the current MA.

Red cloud and delta 15 has been removed.

1C. Page 3, Sheet A-1:

- Please show the dimensions of the additions and then please show the measured side and rear setbacks. For a list of minimum required setbacks, please see code Sec. 4.2.2 (C) - table 4.2-4 for the APZ district.

Exact building dimensions are shown on Site Plan sheet A-2, along with building setback dimensions.

- Please include the building elevations in your next submittal so that they may be included in the site plan of record. For any new sheets added, see comment 1A – 3rd bullet. On the elevations, please specifically note the height of the addition and materials. Please combine any new sheets where possible.

Building elevations included in this submittal and numbered accordingly.

- Please note that for a building, it shall be the vertical distance above a reference point measured to the highest point of the coping of a flat roof or the deck line of a mansard roof or to a point halfway between the eave and the highest point on a pitched or hipped roof. The reference point shall be whichever of the following yields a greater height of building or structure:
 - The elevation of the highest adjoining sidewalk or ground surface within a five-foot distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade.
 - OR, An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in Subsection 1 of this definition is more than 10 feet above lowest grade.
- Please confirm that the public sidewalks will meet the minimum street lighting requirements of the Aurora Roadway Design and Construction Specifications Manual per UDO Sec. 4.9.2. (A). Pedestrian lighting is being proposed along the new public sidewalks. See the photometric plan submitted with the civil plan set.

1D. Page 4, Sheet C4:

- For all new sheets, please ensure that the page numbering is consistent with the overall site plan. Then, to indicate that a new sheet is being added please add a red cloud and delta 15 around the sheet number as shown. Please remove the red cloud and delta 15 around the entire sheet.

Delta 15 clouds and numbering of new sheets has been updated.

Landscaping:

2A. Page 3, Sheet L-1:

- Please provide tree sizes.
Tree sizes have been provided.
- Please label the trees on the site plan. The site plan needs to indicate which species each tree is. Furthermore, the plant table needs to be expanded on – see example plant table given below:

Plant material labeled on Sheet L-1 and table updated to match below example.

<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CALIPER/HT</u>
<u>DECIDUOUS TREES</u>				
AR2	65	Acer miyabei 'JFS-KW3AMI' TM	Rugged Ridge Miyabe Maple	3" Cal
AA2	65	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Freeman Maple	3" Cal
GI2	58	Gleditsia triacanthos inermis 'Skyline' TM	Skyline Thornless Honey Locust	3" Cal
GD	55	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	3" Cal
UE	33	Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine Elm	3" Cal
AE	48	Ulmus x 'Frontier'	Frontier Elm	3" Cal
UP2	14	Ulmus x 'Morton Glossy' TM	Triumph Elm	3" Cal
<u>EVERGREEN TREES</u>				
PCS	11	Picea pungens	Colorado Spruce	12-18' Ht
ABP	6	Pinus nigra	Austrian Black Pine	12-18' Ht
<u>ORNAMENTAL TREES</u>				
CV2	13	Crataegus viridis 'Winter King'	'Winter King' Hawthorn	2.5" Cal
MI	21	Malus x 'Indian Magic'	Indian Magic Crab Apple	2.5" Cal
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
<u>ORNAMENTAL GRASSES</u>				
BB	898	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	5 gal
FRG	475	Calamagrostis 'Karl Foerster'	Feather Reed Grass	5 gal
ET	177	Eragrostis trichodes	Sand Lovegrass	5 gal
MS2	55	Miscanthus sinensis 'Silver Feather'	Silver Feather Maiden Grass	5 gal
PH	498	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	5 gal
SS	143	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	5 gal
SH	331	Sporobolus heterolepis	Prairie Dropseed	5 gal

Civil Engineering:

3A. Page 1, Sheet 1:

- Please submit your civil plans prior to your next site plan submittal. The site plan will not be approved until the civil plans are submitted.

Civil plans have been submitted.

3B. Page 4, Sheet C4:

- Please show any proposed sidewalk easements to encompass the public sidewalk and curb ramps across the access. Please work with real property to dedicate by

plat or by separate document. Also include the conceptual streetlight locations at the site plan submittal level.

Sidewalk easements depicted on Sheet A-2. Easements will be dedicated via separate instrument. No new street lights are proposed. Proposed pedestrian lighting has been added to Sheet A-2.

- Ensure proposed curb ramps maintain a path of travel that is outside of the crossspan. Detailed ADA compliance and slopes will be checked at the civil plan submittal level.

This sidewalk and curb ramp are designed, and approved, as part of site plan B1838033, Aurora Terminal Musket Corporation.

- New comment based on new information: Please remove any proposed elevations from the site plan submittal. This level of detail is appropriate in the civil plan submittal only. Please show proposed contours and slope elevations with the site plan submittal.

Elevations removed. Grading plan included as Sheet A-3, depicting proposed contours and slope elevations.

- Repeat comment from 1st review: 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 provide conceptual curb ramps at the two accesses.

Sidewalks, curbside landscaping, sidewalk easements shown on site plan. No new streetlights are proposed. Proposed pedestrian lights have been added to sheet A-2.

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.

Ok.

- Repeat advisory note: Per the pre-app notes from the 8/3/23 meeting, any location where vehicles are planned to be parked is required to be paved. Please clearly indicate in the legend or with a callout the type of proposed material that is anticipated here.

This area is already paved. A note indicating the existing edge of pavement has been added on sheet A-2 to clarify.

- Please remove this level of detail from the site plan submittal and only include these details on the civil plan submittal.

These details have been removed from the site plan submittal.

- Repeat comment from 1st review: Please add the following notes:
 1. Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
 2. The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.

3. The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
4. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.
5. The resultant grade in any direction within accessible parking areas shall not exceed two percent.
6. The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope along an accessible path shall not exceed five percent.

Notes 1-6 are shown on Sheet A-3.

Fire/Life Safety:

4A. Please note that the Fire Life Safety Plans Reviewers are available for additional Teams Meetings if necessary to discuss any of the items noted. I hope this is helpful.

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

- Please show the location of all existing and proposed hydrants within 400 feet of the site or area of work. Please include a symbol and legend on the plans for existing and proposed hydrants.

All fire hydrants illustrated on the plans are existing. There are no proposed fire hydrants with this submittal. The existing fire hydrant symbol has been added to the legend.

- Please clearly show the exact footprint of the proposed additions on the east and west sides of the existing building. The exact proximity to the existing Fire Lane Easements must be known. The addition on the east side is shown on the plans over the top of and encroaching into the existing Fire Lane Easement. You will affect access to the site and potential hose reach from that side of the building. Your plan will need to include a Cyclone Turn Template showing that a Fire Apparatus can ingress and egress from both entrances and have an approved turn around.

The exact footprint of the building additions are shown on the new site plan, sheet A-2. New fire lane easements on the east and west sides of the building are getting revised and dedicated via separate instruments. See following images for turning templates for each fire lane easement.

- Please submit a Request for Modification or Alternative Method listing the practical difficulties and existing conditions that prevent the Fire Lane Easement from being established on the south side of the building therefore potentially affecting the required hose reach for a sprinklered building. The form can be found on our website by following this link [request for modification or alternative material method.pdf \(auroragov.org\)](#).
Request for Modification has been submitted with this resubmittal.
- Please clearly show how the hose reach requirements are being met on the plans. It is understood the south side of the building presents obstacles and will be addressed via the suggested form, but we still want to see the hose reach being met at the east, west and north sides as required for a sprinklered building.
Please see hose reach exhibit on following page.

Forestry:

5A. Please contact Aurora Forestry for tree mitigation invoice.

Contacted and invoice has been paid.

Traffic Engineering:

6A. Page 2, Sheet A-1:

- Please clarify if you are removing parking and/or restriping. Please show site circulation.
Parking on east side is being removed. See Sheet A-2. Site circulation added as well. Some parking on the west side was removed via a previous site plan. See Sheet A-1. The 4 stalls in the southwest corner of the west loading area are being shifted. See Sheet A-2. Site circulation added as well.
- Please show new parking areas and associated striping.
There is no new proposed parking.
- Please provide parking details for the accessible parking spaces.
There are no new accessible stalls being proposed. All parking is existing.
- Please show/callout updated pedestrian ramps at all corners of intersection.
Pedestrian ramps are shown at all corners of the intersection. These pedestrian ramps are not designed as part of this submittal. They were designed, and approved, as part of Site Plan B1838033, Aurora Terminal Musket Corporation.

6B. Page 3, Sheet L-1:

- Please show plant codes for all new plants.
Plant codes have been added.

Utilities:

7A. Approved but please note that the Stormwater Management Plan should include erosion control measures and be submitted as a civil plan.

Noted. SWMP is ready to be submitted with civil plans.