

June 5, 2020

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City of Aurora
Planning Department
15151 E. Alameda Parkway
Aurora, Colorado 80012

Responses from the Second Submission Review dated May 20, 2020 are found below.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Verify sheet numbering. The X of Y sheet numbering system is inconsistent.

Response: Sheet numbering corrected.

1B. Correct zoning district in Data Block/Table.

Response: Changed to "Northeast Plains District".

1C. Remove the word "Detailed" from all title blocks.

Response: Removed.

1D. Label fencing on all sheets.

Response: All fencing labeled, and fencing details shown on architectural plans.

1E. Please provide fencing detail that includes length and material. Per COA code: No contiguous fence plane shall extend more than 700' without including an offset in fence alignment and/or change in material, fence, and/or wall type. See Section 146-4.7.9.F.3

Response: All fencing labeled, and fencing details shown on architectural plans.

2. Parking Issues

2A. Please provide number of accessible van spaces and add to the Data Block.

Response: 4 Van Accessible spaces provided.

3. Architectural and Urban Design Issues

3A. Please provide a materials board with the next submittal.

Response: This will be sent in from architects ASAP.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@aurora.gov / Comments in bright teal)

4A. See labeling comment redlines.

Response: redlines addressed.

5. Addressing (Phil Turner / 303-739-7357 / pturner@aurora.gov)

8A. Approved.

Response: noted, thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

6A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Drainage Report being submitted at same time as Planning Set.

6B. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

Response: pdf files flattened.

6C. Sheet 2: Please label all easements.

Response: All easements labeled.

6D. For clarification, Is all pavement on site heavy duty asphalt, including the passenger vehicle parking area?

Response: All pavement is heavy-duty concrete.

6E. Update ramp to meet current standards. Development is required to update existing curb ramps at access points.

Response: The ramp to the south of the driveway is on Fine Airport Parking property and built to meet COA standard S9.9 and the proposed ramp on north side of the driveway is being designed to match. The driveway needs to be widened to accommodate joint use.

7. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

7A. Traffic Impact Study has been approved.

Response: Noted, Thank you.

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

8A. Provide how many van accessible parking spots.

Response: 4 Van Accessible spaces provided.

8B. Sheet 2: These elements are within a fire lane easement. The either need to be removed from the fire lane & utility easement, or the easement needs to be relocated to a position outside the elements being shown. Typical all sheets.

Response: Drainage items will be included in the license agreement request.

8C. Sheet 2: 2nd Request-Turn fire hydrant to face southwest. (typical all sheets). This hydrant to be relocated. Reference Utility sheets.

Response: One hydrant relocated; all hydrants rotated to face appropriate direction.

8D. Fire lane signs shall alternate sides of fire lane ever 50' Typ all sheets.

Response: 28 fire lane / no parking signs provided at 50' intervals wherever possible.

8E. Sheet 3: 2nd Request-Identify location for the riser room door and identify location of the knox box. Knox box Identified with a box with a X in the middle see example below.

Response: Riser room has been relocated per architectural plans. Knox Box is located at each of the gates and at the door to the riser room.

8F. Indicate on the plans if this stop bar is an on-street painted element or something else. If so, relabel as: Proposed Painted Stop Bar. Provide additional information with a Stop Bar Detail. If this is something thing that prevents immediate fire it may require the SOS and Knox. This stop bar in encroaching into a fire lane will require license agreement.

Response: Stop Bars are painted on asphalt.

Sheet 3: Provide detail and label the type of gating or barricade system being installed on the site plan for example: 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release. 23' Manual Swinging Gate with Approved Knox Hardware. 23' Manual Sliding Gate with Approved Knox Hardware. 23' Electrical Sliding Gate with Approved Knox Hardware. Etc.TYP. All sheets.

Response: Gate types identified, Knox Box located at each of the gates and at the door to the riser room.

8G. Must provide a hard surface/sidewalk min 3ft width and 3ft unobstructed clearance around FDC. If riser room door is also located in this area, hard surface/sidewalk to the door will be required. TYP. All Sheets.

Response: Riser room has been relocated per architectural plans. Sidewalk provided to FDC. Knox Box is located at each of the gates and at the door to the riser room.

8H. 2nd Request identify the location of the knox box. Knox box identified with a box with a X in the middle. see below. TYP All Sheets 8I. Sheet 3: Is this storage area secured?? Note if gates are secured or unsecured. Note only one gate is addressed in the elevations.

Response: Knox Box is located at each of the gates and at the door to the riser room. External fences are secured, Internal fenced storage area is not secured.

8J. Replace ADA with Accessible.

Response: Signs replaced.

8K. Show location of the proposed fire hydrant or remove this description.

Response: One hydrant relocated; all hydrants rotated to face appropriate direction.

8L. Indicate on the plans if this stop bar is an on-street painted element or something else. If so, relabel as: Proposed Painted Stop Bar. Provide additional information with a Stop Bar Detail. If this is something thing that prevents immediate fire it may require the SOS and Knox. This stop bar in encroaching into a fire lane will require license agreement.

Response: Stop Bars are painted on asphalt.

8M. Sheet 4: Provide a sign on the 4' man-way gate that reads: Open during business hours. Provide a sign detail within the site plan.

Response: Sign called out and detail provided.

8N. Show within the legend, both existing and proposed fire hydrants. TYP: Change to read as: FDC w/app'd Knox Caps.

Response: Legend updated.

8O. Sheet 5: Accessible parking signs can be provided behind the sidewalk which removes any requirement for cement parking stops. If accessible parking signs are not located behind the sidewalk show locations of accessible parking signs and locations of cement parking stops.

Response: 4 accessible signs are located behind sidewalk, in front of each accessible space.

8P. Turn fire hydrant to face southwest towards the drive-aisle.

Response: One hydrant relocated; all hydrants rotated to face appropriate direction.

8Q. Sheet 5: This location of the Emergency Fuel Shut Down is shown in a different location on Sheet 23 of 31. Verify and show correct location both sheets.

Response: Emergency fuel shutoff is located under the southwest corner of the fuel canopy.

8R. This location of the Emergency Fuel Shut Down is shown in a different location on Sheet 23 of 31. Verify and show correct location both sheets.

Response: Emergency fuel shutoff is located under the southwest corner of the fuel canopy.

8S. Per the 2015 IFC, Chapter 23, label this type of dispensing service as attended self-service motor fuel-dispensing facility or unattended self-service motor fuel-dispensing facility.

Response: It will likely be attended.

8T. Sheet 5: All fire hydrants located in areas where there is truck traffic will be protected by a raised 6" curb or bollards. TYP throughout.

Response: all fire hydrants protected by bollards where required.

8U. Label as aboveground or underground. If above ground show crash protection.

Response: Above ground, labeled.

8V. Sheet 5: Check your fire hydrants. For example, this one should be facing north and it shown 12' back from the face of curb. Min. 3' 6" and max of 8'. Typical throughout.

Response: One hydrant relocated; all hydrants rotated to face appropriate direction.

8W. Sheet 14: Relocate Hydrant.

Response: One hydrant relocated; all hydrants rotated to face appropriate direction.

8X. Sheet 15: 2nd request-Relocate accessible parking to this area. 2013 IBC 1106.6 and relocate accessible ramp.

Response: accessible parking relocated.

8Y. Sheet 17: Emergency Fuel Disconnect switch locations contradicts with locations shown on Sheet 23 of 31. This sheet and sheet 23 should reflect the same location of the Emergency Fuel Disconnect Switch. Provide size of Diesel Fuel tank. Identify that the tanks are above ground and include locations of the crash protection. TYP.

Response: Emergency fuel shutoff is located under the southwest corner of the fuel canopy.

8Z. Sheet 20: Either relocate the Knox box to the front main entrance as previously requested or leave this Knox box in place and add another Knox box at the main entrance. Show location of the FDC sign. Show location of the Knox box. Show location of exterior door for riser room.

Response: Riser room has been relocated per architectural plans. Knox Box located at each of the three gates and at the door to the riser room.

8AA. Sheet 21: Provide Life Safety sign package detail. See reference below. Sign Package can be done on a separate sheet.

Response: Life Safety signs shown on site plan, sheet 2.

8BB. Sheet 24: This location of the Emergency Fuel Shut Down is shown in a different location on Sheet 17 of 31. Verify and show correct location both sheets. Provide bollard detail on this sheet or provide Sheet CS-1 including bollard detail. Provide Tank Size.

Response: Emergency fuel shutoff is located under the southwest corner of the fuel canopy.

8CC. Must provide a hard surface/sidewalk min 3ft width and 3ft unobstructed clearance around FDC. If riser room door is also located in this area, hard surface/sidewalk to the door will be required.

Response: Riser room has been relocated per architectural plans. Knox Box located at each of the three gates and at the door to the riser room.

8DD. Sheet 31: Show the accessible route to the accessible parking spaces. Note minimum of 1 Candella shall be provided along the accessible route. Lighting in this area is below the requirement.

Response: This will be corrected, awaiting response from lighting designer.

9. Aurora Water (Casey Ballard / 303-739-7382 / CBallard@auroragov.org / Comments in red)

9A. Advisory Comment: Before civil plan approval a profile of this existing water main must be provided showing existing and proposed grades. We prefer not to grade existing utility easement to prevent reducing or greatly increasing cover of existing mains.

Response: waterline was checked to ensure it maintains 4.5' minimum cover.

9B. What is the purpose of building two?

Response: This is a sales/rental building.

9C. Sheet 15: If this is the sewer alignment that is desired then adjust so that crossing of public water is at significantly right angles.

Response: Sanitary sewer alignment has been relocated.

9D. Sheet 15: A license agreement is required for private utility services within public utility easements. Crossings of utility easement are allowed with this agreement but traveling through the easement is discouraged.

Response: License agreement is pending.

9E. Sheet 15: Is the sanitary sewer going to be redirected per previous comments or is this the planned route?

Response: Sanitary sewer alignment has been relocated.

9F. Sheet 15: Should be a 6-inch gate valve.

Response: valves and tees updated.

9G. Sheet 18: Indicate which portions of the sewer are private service and which are public main.

Response: Sanitary sewer identified appropriately.

9H. Sheet 18: Ensure that valves match the size main they are on. Typical for all hydrant laterals and water mains.

Response: valves, tees and hydrant lines updated.

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

10A. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

Response: License agreement pending.

10B. Add the fence crossing the easements to the License Agreement. Begin the dedication with Andy Niquette

Response: License agreement pending.

10C. Label all easements and add a line of delineation between the two types of easements - add B&D.

Response: easements labeled and delineated.

10D. Match the easement name on the plat.

Response: easements labeled and delineated.

10E. License Agreements are needed for the gate/fence crossing the easement. Contact Grace Gray to start the License Agreement process.

Response: License agreement pending.

10F. Sheet 3: label the 10' Utility easement. Add a line of delineation between the two types of easements - add B&D.

Response: easements labeled and delineated.

Match the plat name for this easement. Dedicate this easement - re-label as: Drainage and Access easement. Label the existing PSCO easement. Dedicate this easement on the plat. See all redline comments.

10G. Contact Andy Niquette to start the offsite easement dedication process.

Response: easements labeled and delineated. Easement dedication request was submitted.

10H. Sheet 4: Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

Response: License agreement pending.

10I. Sheet 4: add curve data for the boundary.

Response: curve data provided.

WARE MALCOMB

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10J. Match the plat easement name

Response: easements labeled and delineated.

10K. See additional redline comments throughout the Plan set.

Response: all redlines have been addressed.

An additional comment on sheet 3 to dimension driveway from CL of Jackson Gap.

Response: Distance to CL of driveway is approximately 125 feet. This driveway will typically be used as an exit only.

Sincerely,

Ware Malcomb



Chris Strawn
Principal