



August 28, 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,

A handwritten signature in black ink that reads "Brett Louk". The signature is written in a cursive, flowing style.

Brett Louk
Professional Engineer

Responses to Comments

1. Planning

1A. Page 1, Sheet 1:

- i. Per the pre-app, it appears that the allowed uses include storage, distribution, and warehousing. Due to this, please see the parking calculation for this use and update parking totals as necessary to ensure continued compliance (Sec. 4.6.3 (C) – see image on site plan). **New ratio calculates out to a required parking count of 112. We're providing 119. Table has been updated.**

1B. Page 3, Sheet A-1:

- i. Please clarify the intent of this duplicate sheet and if possible, please remove the duplicate sheet. When deleting the duplicate sheet, please ensure that any important redlines are carried over to the sheet that is kept. For example, please show that the addition along the front façade is carried over but it should be grayed out as it is not part of this project scope. **The duplicate sheet was created during previous site plan submittals. One sheet has been removed and all applicable information carried over to the remaining sheet.**

1C. Page 4, Sheet A-2:

- i. Please confirm that the scale is correct on this and all sheets. For the current sheet, the parking sizes do not match the scale shown. Then, please continue to show that these parking spaces will meet the off-street parking dimensional standards of Sec. 4.6.5 (D)(a). **Sheets plotted to scale and parking dimensions verified.**

1D. Page 5, Sheet A-3:

- i. For new sheets only, please remove the shown red clouds and delta 15. However, for new sheets only, please retain the red cloud and delta 15 around the sheet number. **Updated.**

1E. Page 7, Sheet A4:

- i. This is a repeat comment. Please show the building height of all additions in accordance with the building height measurement standards stated below and acknowledge that the additions may not

exceed 32' as stated on the cover page. From a discussion with Staff, the building height shall be measured from the reference point to the parapet peak, unless the parapet is used for screening of service or mechanical equipment. If the parapet is utilized for screening, it is exempt from building height standards, but it must meet the screening standards stated in Sec. 4.8.11 (A). **See revised elevation drawings.**

- a. **Building Height:** The building height 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. For a building, the reference point shall be whichever of the following yields a greater height of building or structure:
 - i. 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.
 - ii. 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.

2. Landscaping Issues

2A. Approved with no further comments. Noted.

3. Civil Engineering

3A. Page 1, Sheet 1:

- i. **Advisory Comment:** 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. I see that the civil plans were submitted but rejected on 7/25/24. Please resubmit and work through plan acceptance prior to your next site plan submittal. **Noted. Civil plans have been resubmitted.**

3B. Page 4, Sheet A-2:

- i. **Repeat comments:** Curb ramp design will be reviewed for ADA compliance and to ensure that they meet the 2023 Roadway Manual criteria at the civil plan submittal level. Even though these curb ramps were designed and installed previously, they must meet current requirements at the time of civil plan review. Please show the conceptual design of the curb ramps across this access. Also ensure that 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. **Conceptual design of ramps is shown on this site plan submittal. Detailed ADA information provided in civil plan set.**

- ii. **Advisory comment: All easement dedications and vacations by separate document are required to be executed prior to civil plan approval. As of this review, no easement dedications or vacations of existing easements have been accepted by the City for review, and civil plans will be returned. Please submit the required documents to: dedicationproperty@auroragov.org. Noted. Easement documents have been submitted.**
- iii. **Add a note: Public streetlights will be evaluated during the civil plan submittal and photometrics will be submitted to ensure that current photometric requirements are met. If the photometric requirements are not met, additional public streetlights will be required. Noted.**
- iv. **Advisory comment: Per response to comments, no new streetlights are proposed, however during civil plan submittal, photometrics for the public streetlights are required to demonstrate that required criteria is achieved. Noted. New streetlights have been added. Photometric plan provided with civil plan set.**

4. Fire/Life Safety

4A. At this time, no site plan comments have been made; however, please review the comments made regarding the supplemental documents and revise as necessary. Noted.

4B. Please use the correct Fire Apparatus vehicle to show adequate turning movements throughout the internal fire lane easements and site entry points on both Turn Templates. (shown below) A City Bus cannot be accepted with the Cyclone Turn Template as a representation of the Fire Apparatus. Fire apparatus updated on turning templates.

4C. Changing the R25 inside turn radius to a 28' Inside Turn radius with the 24-foot Fire Lane Easement will meet the minimum criteria and negate the need for the turn template on the east side. Radius modified.

5. Forestry

5A. Approved with no additional comments. Noted.

6. Traffic Engineering

6A. Please note that comments by this referral have been made to both the Site Plan and Fire Truck Turning Template No. 1 and No. 2. Noted.

6B. Site Plan – Page 4, Sheet A-2:

- Please add diagonal to legend. **Added.**
- Please better delineate this area for circulating traffic through raised medians and or striping. **These are loading dock areas. The only “traffic” that gets back here are employees. These areas are gated off so the general public can’t get into them. These areas have been existing and the employees are aware of how to navigate them.**
- Please provide detail for ADA parking stall. Need to add diagonal striping. **This ADA stall and the access aisle are existing and not being modified.**
- Please add R4-7 sign. **Added.**
- Please add R1-1 sign. **Added.**
- Add dimensions to all new/revised drive aisles, parking stalls. **There are no new/revised drive aisles. Only new stalls are the 4 in the southwest corner of the property. Dimensions have been provided.**
- Add striping material, color, size, angle, spacing, etc. for all pavement markings. **Added.**
- See comments on truck turning template sheets, separate package. **Noted.**

6C. Fire Truck Turning Template No. 1:

- The truck turning template overlaps into opposing lane/traffic. **All areas of overlap are existing conditions and not being modified as part of this site plan amendment. The fire lane easement has been in-place for quite some time and meets the min. requirements for a fire lane easement. The drive/entrance have also been existing for quite some time and are not being modified as part of this site plan amendment. The only area changing is the turnaround at the end of the fire lane easement. It used to be a cul-de-sac, but we changed it to a hammerhead to better fit the site.**

6D. Fire Truck Turning Template No. 2:

- Please provide the scale. **Scale added.**
- Please verify that the truck turning template does not encroach into ped ramp. **Verified that it does not encroach into the ped ramp. The entrance radii and width are an existing condition and not being modified as part of this site plan amendment. We’re only changing the ped ramps from diagonal to Type IB**
- The truck turning template overlaps into opposing lane/traffic. **All areas of overlap are existing conditions and not being modified as part of this site plan amendment. The fire lane easement has been in-place for the quite some time and meets the min. requirements for a fire lane easement. The drive aisles are also existing and meet the min. requirements for drive aisles.**

7. Utilities

7A. Approved with note: Please note that the Stormwater Management Plan should include erosion control measures and be submitted as a civil plan. Noted. SWMP submitted with civil plans.