

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

February 28, 2020

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

Responses from the Initial Submission Review, dated December 9, 2019

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- *Compliance with the Porteos FDP (Planning)*
- *Project Data Information (Planning)*
- *Elevations (Planning)*
- *Preliminary Drainage approval (Public works)*
- *Dimension, Labels and Plantings (Landscaping)*
- *Minimum Access Spacing (Traffic)*
- *Knox Box, Gating and Easement Locations/Labels/Access (Fire and Life safety)*
- *Parking requirements and Labelling (Planning)*
- *Sand/Oil Interceptor (Water)*
- *Symbol Use for Water Features (Water)*
- *Fence/Gating Encroachments (Real Property)*
- *Provide a materials/sample board/exhibit (Planning)*

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Seven referrals were sent to outside agencies. Written comments from Xcel Energy can be found at the end of this letter. Please respond to their letter within the response letter for your next submission.

Response: We will add xcel comment to the end of our response letter.

1B. A complete list of adjacent property owners was provided after the initial submittal. This information will be sent by the City of Aurora to ensure proper notice as provided within the Unified Development Ordinance.

Response: Comment Acknowledged.

2. Completeness and Clarity of the Application

2A. Adjust name to "RYDER TRUCK" Site Plan.

Response: Sheet title and project data moved to center of sheet, changed to Ryder Truck Site Plan.

2B. Add requested information to Project Data block and adjust sheet tabs to reflect proper name.

Response: Sheet title and project data moved to center of sheet, changed to Ryder Truck Site Plan.

2C. Please label adjacent zoning on all appropriate sheets..

Response: Adjacent zoning identified on sheet 2, Site Plan.

2D. Label parking spaces as trailer, truck and/or auto parking along with number of spaces for each use.

Response: Parking spaces identified and counted on sheet 2, Site Plan.

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

2E. Add South and North facing elevations for what is currently labeled Building 1. 2F. Label buildings for use and adjust elevation labels.

Response: Comment acknowledged - see building elevations sheet.

2G. Add details and elevations for: Retaining Walls, Fencing, Lighting Fixtures, Canopy detail, Screening detail, and Fuel Dispensing detail.

Response: This information will be provided with the architect's plans.

2H. Match lines need to be in a bold dashed-lined font.

Response: Match lines changed on all sheets.

2I. Provide a materials board with the 2nd submission.

Response: Materials board will be provided with the architect's plans.

3. Parking Issues

3A. Label parking spaces for trailers, automobiles, and bikes. Provide number of trailer, automobile and accessible spaces in Data Block.

Response: Parking spaces identified and counted on sheet 2, Site Plan.

4. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

Response: We will provide a cad file of the site plan for use in addressing and mapping.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

8A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Drainage letter / report is being submitted.

8B. Add redlined comment notes as provided on coversheet.

Response: Cover sheet notes addressed.

8C. Use directional ramps per current COA standards.

Response: Sidewalk plan and ramps updated.

8D. A 6' Detached, meandering sidewalk is required on Jackson Gap. Refer to the approved Public Improvement Plan for Porteos.

Response: Sidewalk plan and ramps updated.

8E. Show/label proposed retaining wall. Indicate material and max height or height range.

Response: Retaining wall in the water quality pond was removed from plans.

8F. A drainage easement is required for all detention/water quality ponds. Show and label the drainage easement.

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

Response: Drainage easement shown.

8G. Label slope in landscape areas, typical. 4:1 max in ROW, 3:1 max on site, min 2%. (Grading Sheet)

8H. Show how positive drainage is provided. Elevations adjacent to building are lower than FFE. Max. 4% slope for 65' when sloping down to public street. (Grading sheet)

Response: Slopes labeled, with maximum 4% for both driveways.

8I. Show/label 100-year water surface elevation in the regional pond and the channel, typical. Show/label pond maintenance access. Access must be provided to the top of the outlet structure as well as the bottom of the pond. Show/label drainage easement. Easement must include maintenance access and tie to public right of way through the site. Indicate direction of emergency overflow. (Grading sheet)

Response: Sheet 10, Detailed Grading shows the water quality surface elevation, pond access paths, and emergency overflow.

8J. See all redline comments.

Response: Redlines addressed.

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

9A. This note is not applicable to this project, remove as no Traffic Signal Escrow is anticipated for this small Planning Area. (Cover Sheet)

Response: Note on cover sheet removed

9B. Verify sight triangle is in NB lane as it appears to be in SB lane/CL. (Sheet 3)

Response: Sight triangles updated.

9C. Include dimension from adjacent access point. What about the potential to co-locate/share this access point? Minimum access spacing along collectors is 150'. Emergency Access only at this location would be acceptable. (Sheet 3)

Response: Entry was revised to share driveway with the property to the south.

9D. See all redlined comments.

Response: Redline comments were addressed.

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

10A. Sheet 1 of 28 Cover Sheet Add/adjust notes as indicated on Cover sheet.

Response: Notes added per comments.

Verify SF of Building One

Response: SF of both buildings identified.

Sheet 2 of 28 OVERALL SITE PLAN

Identify the second remote fire access road per 2015 IFC appendix D. Reference D104.

Response: There are two points of access, per IFC requirements, see site plan.

Show off-site fire lanes.

Response: Offsite fire lane easements are shown on site plan.

Sheet 3 of 28 SITE PLAN

Show location of Emergency Disconnect Switches. Reference 2015 IFC Chapter 23

Response: Emergency disconnect has been added to the landscape island to the east of the fuel tanks.

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

Locations of all Life Safety signage must be identified. See redline comments.

Response: fire lane signs have been added where required.

Refer to 2015 IFC if this building is used for high piled storage.

Response: High piled storage not anticipated for the building

Provide curb detail in legend.

Response: curb detail has been identified in the legend.

Is there a second gate? Show location.

Response: Both gate locations identified.

Distance from building to the aerial access roads exceeds 2015 IFC Appendix D requirements. (15'-30')

Response: easement on the south side of the building has been revised to provide aerial access per IFC code.

Identify location for the riser room door and identify location of the knox box.

Response: Knox box and riser room relocated, and access door shown on sheet 3.

How will access be provided to Knox Box?

Response: Knox box and riser room relocated, and access door shown on sheet 3.

Identify location of knox box. TYP

Response: Knox box and riser room relocated, and access door shown on sheet 3.

Labeled all gates to include width, mechanism knox hardware. TYP

Response: Gate length, opening width, and knox hardware have been identified site plan

Show detail of accessible route passing through the fence. Provide gate detail for accessible 4' manway gate.

Response: gates shown along accessible path.

Photometric Plans shows an island in the fire lane. This detail is not show on the site plan. Verify and update plans.

Response: Islands removed from fire lanes.

See all redline comments as noted.

Response: redline comments addressed.

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

Sheet 4 of 28 SITE PLAN

Provide size, number of tanks and type of fuel to be stored.

Response: three fuel tanks and sizes have been labeled on site plan.

Sheet 5 of 28 SITE PLAN

Show location of cement parking stops for the accessible parking spaces.

Response: accessible parking spaces have a 6" curb, cement stops not needed.

Identify the location of knox box.

Response: Knox Box identified.

Sheet 6 of 28 SITE PLAN

See redline comment.

Response: Easement identified on sheet 6 is utility only, not a fire lane.

Sheet 13 of 28 Utility Plan

Show all existing off-site hydrants within 400 ft of the property line.

Response: offsite hydrant identified on sheet 15, Detailed Utility Plan

Match Line incorrect. Please verify all match lines and sheet numbers.

Response: Match Lines corrected on all sheets.

Identify fire service lines size and type.

Response: fire line and service sizes identified on sheet 15, Detailed Utility Plan

Relocate FDC and Riser Room.

Response: FDC and Riser Room relocated

Relocate Hydrant. Provide bollard protection all hydrants. TYP

Response: The parking layout and locations of fire hydrants changed since the December 9, 2019 comments. Bollards have been added to protect hydrants. See Utility Plan.

Relocate accessible parking.

Response: we kept the accessible parking in same location because signs would pose hazard to pedestrian traffic and block the accessible path.

See Redline comments.

Response: Redline comments have been addressed.

Sheet 15 of 28 UTILITY PLAN

Hydrant relocated from sheet 17 of 28. Provide Bollard Protection around hydrants.

Response: The parking layout and locations of fire hydrants changed since the December 9, 2019 comments. Bollards have been added to protect hydrants. See Utility Plan.

Relocate fire hydrant and reference sheet 16 of 28.

Response: The parking layout and locations of fire hydrants changed since the December 9, 2019 comments. Bollards have been added to protect hydrants. See Utility Plan.

Is this three separate 26' fire lane and utility easements or one?

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

Response: Easements have been identified, See Utility Plan.

Hydrant relocated from sheet 13 of 28. Provide bollard protection all hydrants all sheets TYP

Response: The parking layout and locations of fire hydrants changed since the December 9, 2019 comments. Bollards have been added to protect hydrants. See Utility Plan.

Sheet 16 of 28 UTILITY PLAN

Relocated hydrant from sheet 15 of 28. Provide bollard protection all sheets TYP

Response: The parking layout and locations of fire hydrants changed since the December 9, 2019 comments. Bollards have been added to protect hydrants. See Utility Plan.

Add Fire Hydrant. Provide Bollard Protection for hydrants all sheets TYP.

Response: The parking layout and locations of fire hydrants changed since the December 9, 2019 comments. Bollards have been added to protect hydrants. See Utility Plan.

Curb cannot encroach into fire lane.

Response: The parking layout and curb layout has changed since the December 9, 2019 comments. See Site Plan.

See redline comments.

Response: Redline comments have been addressed.

Sheet 17 of 28 UTILITY PLAN

Hydrant to be relocated from sheet 15 of 28.

Response: The parking layout and locations of fire hydrants changed since the December 9, 2019 comments. See Utility Plan.

Sheet 19 of 28 - 1st Sheet of Elevations

Provide elevations of the Canopy and show location of the emergency fuel shut off per 2015 IFC Chapter 23.

Response: See building elevation plans

Show location of the riser room for building 1.

Response: See building elevation plans

Identify locations of the knox box and FDC.

Response: See building elevation plans

Provide life safety sign package detail.

Response: See building elevation plans

Provide detail and label the type of gating or barricade system being installed on the site plan.

Response: See building elevation plans

Sheet 18 of 28 - 2nd Sheet of Elevations
Is the gate a shared access to the adjacent property?

Response: See building elevation plans

Sheet 20 of 28 - 3rd Sheet of Elevations
Identify buildings.

Response: See building elevation plans

Sheet E1 1 of 1 Photometric Plan

Identify entire exterior accessible route of travel using a heavy dashed line. Note a minimum of 1 candella shall be provided along the accessible route.

Response: Exterior accessible route is identified. See Photometric plans for lighting.

11. Aurora Water (Casey Ballard / 303-739-77382 / cballard@auroragov.org / Comments in red)

11A. Ensure that there is a minimum of 8-feet from edge of easement to center of utility main. This should be dimensioned on the civil plans.

Response: Water Lines and Public Sanitary Lines are dimensioned on utility plans, minimum 8' from edge of easement

11B. Public sanitary sewer is to be a minimum of 8-inches in diameter. Is this line serving multiple properties? If not, then the sanitary sewer should be private.

Response: A 6" private sanitary line is servicing the two buildings on the site. Approximately 610 feet of 6" sanitary is proposed to the first sanitary manhole, where it switches to 8" public sanitary. See sheet 15, Detailed Utility Plan.

11C. Will there be a sand/oil interceptor? Floor drains within the maintenance garage need to go to a sand/oil interceptor. Label accordingly.

Response: an oil/water interceptor is proposed and shown on Sheet 15, Detailed Utility Plan.

11D. A license agreement is required for any private feature crossing a utility easement. This includes fences, private utility service lines, and signage. (Sheet 13)

Response: comment acknowledged.

11E. Ensure that proper symbols are being used to indicate the various water features. Where is the water meter for this new service? Remember to include any easements for the new water meter. See Section 5.04. Is this light fixture being proposed in the utility easement? Could the fixture be moved out of the easement? (Sheet 15)

Response: wherever possible, light poles have been moved out of easement

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

12. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

12A. Label the proposed or existing easements to match the plat. Add the boundary bearings, distances and curve data to match the plat. (Sheet 3)

Response: site plan has been revised so easement labels match the plat.

12B. Make sure the plat configurations match the Site Plan's easements.

Response: site plan has been revised so easement labels match the plat.

12C. Contact Grace Gray for the Fence/gate encroachments into and across the easements.

Response: Comment acknowledged.

12D. Provide State Monument Records for the aliquot corners used and the updated Title Commitment for the property.

Response: records are included in this submittal.

12E. See the red line comments on the Plat and Site Plan.

Response: redline comments addressed.

Sincerely,

Ware Malcomb



Chris Strawn
Principal