

October 13, 2017

Jonathon Woodward
Planner II
15151 E Alameda Pkwy, Ste. 2300
Aurora, CO 80012

**Re: Initial Submission Review – Les Schwab Tire – Site Plan Amendment
Case Number 2016-6026-01 – Comment Response Letter**

Dear Jonathon,

Please find below our re-submittal package addressing the comments received on August 24, 2017. To facilitate your review, we have included the original comments in *italicized* font, and have provided our responses in **bold**.

1 & 2. Planning Department Comments

1. Completeness and Clarity of Application:

1A. Include letter of approval from Gateway.

Response: Conditional letter of approval and additional letters of approval for each condition from Gateway is included with this submittal.

1B. Include building elevations.

Response: The building elevations have been added to the set.

2. Signage:

2A. Provide details and dimensions for the new monument sign. Landscaping that is removed for the monument sign will be expected to be replaced. Provide the total number of signs that are onsite and the sign area per sign: proposed and existing signs.

Response: See sign package submittal. Landscape sheet updated to show replacement of existing plantings.

3. Civil Engineering

3A. Slope away from building on impervious surfaces shall have a minimum slope of 2%, and a minimum of 5% for landscape areas. Show the slopes and proposed grading and new contours.

Response: Grading has been revised as specified with the exception of ADA access areas which are less than the 2% maximum.

3B. Please provide both finished floor and top of foundation. Top of foundation must be 6" higher than adjacent high point (typ) If TOF= FF then state. Does not appear the 6" has been provided as the FF is lower than adjacent high points and is only .2' higher than low points at inlets.

Response: Top of Foundation equals Finished Floor Elevation. Grading has been adjusted to show FF 6" higher than inlets.

- 3C. *Identify what is occurring in the area south of the new tire warehouse with the curb.*
Response: New curb is to be installed from the existing curb to the building as show on the Site Plan sheet A100.
- 3D. *Civil plan revision will require detail of slope out on new walk.*
Response: New walk has been eliminated along with the new curb cut.
- 3E. *Show curb return radius.*
Response: Radii have been added. See Site Plan sheet A100.
- 3F. *Remove the site plan block from the amendment.*
Response: Site plan block from the amendment has been removed.
- 3G. *Curb ramps shall be compliant to latest ADA standards. Curb ramps should be E-W directional ramps.*
Response: The new curb cut and curb ramps have been eliminated.
- 3H. *Show slopes. Drainage is directed to the recycling enclosure.*
Response: Drainage has been graded away from recycling enclosure.

Drainage Letter

Review for preliminary drainage letter has not begun because the fee has not been paid by Galloway. An invoice was sent to Randy Smith. (RSN No. 1229467)

4. Fire/Life Safety

- 4A. *Provide the entire site plan that was previously approved in order to verify that all required elements are needed to support the new structure. Example: Emergency Responder Radio Coverage, Accessibility, etc.*
Response: The existing site plan has been added to the set.
- 4B. *Provide a data table to detail if this is a separate structure or all existing building elements are considered one structure.*
Response: Please refer to the architectural site plan and the added project data and code analysis chart for this information. The building elements will be considered one structure.
- 4C. *Please show accessible route to new building.*
Response: The accessible route from the existing building to the new building is now shown on the site plan.
- 4D. *Show and label Knox Box using a box with an internal X.*
Response: The Knox Box has been added to the proposed building on the right side of the West Elevation next to Door 100. See Utility Plan for call out.
- 4E. *Make sure roof drains do not interfere with accessible route.*
Response: The roof drains will either exit below grade or remain tight to the building and will not interfere with the accessible route.

4F. *Include the height of the proposed tire shed.*

Response: The architectural elevations and trash & recycle enclosure elevation sheets have been included for clarity.

4G. *All life safety comments provided on this sheet must be shown on other sheets where applicable.*

Response: Acknowledged.

4H. *Provide a sidewalk to the new FDC location. Label FDC in the following manner: FDC w/app'd Knox Caps.*

Response: Sidewalk is provided and FDC labeled as specified on the Utility Plan

4I. *Show and label the new fire line in this area. Label as: 6" Fire Line DIP (Private)*

Response: The new fire line has been labeled as such.

4J. *Is this the fire riser room for the fire sprinkler system? If so, please label as such. If it is not the fire riser, please show the location of the room on this sheet.*

Response: The walls for the fire riser are not required so there is no longer a fire riser room.

4K. *You cannot have two fire service lines off of one water line. Please relocate the fire service line to the new position shown.*

Response: A new fire service line from the main has been added.

4L. *Label "Fire Service Line" as "private".*

Response: The new fire line has been labeled as such.

4M. *Provide the following note for the tire recycling enclosure: No tire storage in this area will exceed 6 ft.*

Response: There is a roof on the tire recycling enclosure that prevents tire storage height to exceed the height of the structure. Refer to the added sheet A002 for further information.

Landscape Plan

4N. *Show and label Knox Box.*

Response: The Knox Box has been added to the proposed building on the right side of the West Elevation next to Door 100. See Utility Plan for call out.

4O. *Show new sidewalk and FDC location*

Response: This has been added.

4P. *Show relocation of fire service line or refer to utility sheet comments.*

Response: This has been shown.

4Q. *Provide the following note for the tire recycling enclosure: No tire storage in this area will exceed 6 ft.*

Jonathon Woodward
3430 Tower Rd – Les Schwab Tire Center
October 13, 2017

Response: There is a roof on the tire recycling enclosure that prevents tire storage height to exceed the height of the structure. Refer to the added sheet A002 for further information.

5. Utilities

5A. *Include a vicinity map on the site plan. Add requested Sheet Title.*

Response: Vicinity map is provided on the Cover Sheet and Erosion Control has been added to Utility Sheet title.

5B. *Provide outlet protection for area between tire warehouse and main building.*

Response: This has been added to the Utility Sheet.

5C. *Comments for area near tire recycling enclosure:*

- *Add SCL or SDF*
- *Add curb socks (CS)*
- *Show valve and label tee insertion*
- *Show the LOC*

Response: These items have been added to the Utility Sheet

6. Real Property

6A. *No portion of structure can encroach into the 16' UE. This includes footers and roof overhangs.*

Response: There is a minimum of 0.54 feet from the structure to the UE. An eccentric footing is specified and no roof overhang so there's no encroachment into the UE.

Sincerely,
Galloway & Company, Inc.



Aaron McLean
Site Development Manager
AaronMcLean@GallowayUS.com