

# WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS  
BRANDING | CIVIL ENGINEERING

June 14, 2018  
Planning and Development Services  
Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012

DEN16-0016-00 – Summit Distribution Center at Gateway, Lot 1 & 2, Block 1, Gateway Park IV East Subdivision  
Filing No. 20, Response to Site Plan Amendment Comments

Dear Mr. Rodriguez,

Enclosed are the following documents for your review and approval:

- Summit Distribution Center at Gateway, Lot 1 & 2, Block 1 Gateway Park IV East Subdivision Filing No. 20 – Site Plan Amendment
- Adjacent Property Site Plan for reference

Below you will find our responses to comments in bold that required further discussion. DRC comments and our responses are also included in this letter beginning on page 7.

Should you have any questions or comments, please feel free to contact me at (303) 561-3333.

Sincerely,

Patrick Gunn  
Engineering Manager  
**Ware Malcomb**

CC: **Rebecca Taladay, DRC Administrator**  
**Mike Serra IIII, DRC**

## PLANNING DEPARTMENT COMMENTS

### Community Questions Comments and Concerns

1. Referrals were sent to four abutting property owners as well as outside referral agencies. Please see comments at the end of this letter from Xcel Energy. No neighborhood comments were received.  
**Response: Comment Acknowledged.**

### Completeness and Clarity of the Application

1. Gateway Park has a Design Review Committee (DRC) for any proposed development which occurs within their development area. A letter of approval

from their DCR will be required prior to approval of the application. Please provide a letter of approval as soon as feasible.

**Response: Comment Acknowledged. DRC comments and our responses to their comments are included in this letter.**

2. In the Resubmittal, please combine all of your applicable site plan set sheets (cover sheet, site plan, landscape, utility, grading, and photometric) into one single pdf.

**Response: Comment Addressed.**

3. Turn off the AutoCAD text layer as I am unable to read text on the cover sheet and other sheets.

**Response: Comment Addressed.**

4. It appears that the documentation necessary for mineral rights notification has been provided and that the mineral rights owner(s) waived the notice requirements for the development application

**Response: Comment Acknowledged.**

## Zoning and Land Use Comments

1. Specify on the site plan that the existing curb and gutter through the access to road to the trailer parking lot will be removed.

**Response: Comment Acknowledged.**

## Waivers Requested or Required

1. No Waivers are Requested.

**Response: Comment Acknowledged.**

## Landscape Design Issues

### Sheet 5

- Make sure the data table information is coordinated now for this new parking area addition as well as the data table on the Site Plan Cover Sheet.
- Correct the quantities on the landscape plan and in the table to reflect the required 1 tree and 10 shrubs per 25 lineal feet for the Special Landscape Buffer.
- Retain the original landscape plan submittal information, but add additional lines that will be bubbled to include the North Special (25' wide) landscape buffer – Trailer Parking, the north east non-street frontage buffer – Trailer Parking.
- Include 1 enlargement sheet – Current sheet 5 as well as one overall of the entire site with the landscape turned on but grayed back – no labels and a bubble with a #1 around the area of expansion and the sheet with the tables on it. Include the #1 explanation on each of the three sheets.

**Response: Comments Acknowledged. Please see landscape sheet 5.**

## **Sheet 9**

- Dimension and label the northeast buffer. A 10' wide buffer is required, that goes down to 6' with Xeric. 1 tree and five shrubs per 40 lf. Approx. 4 trees and 21 shrubs required.
- Do not include that portion of the 25' wide landscape buffer in the measurement for the non-street buffer along the northeast.

**Response: Acknowledged. The buffer has been labeled and dimensioned.**

## **Civil Engineering**

1. See Redline Comments on the Site Plan (curb, gutter, and cross pans), Utility Plan (storm sewer maintenance) and Grading Plan (AutoCAD, slopes and contours).

**Response: These comments have been addressed. Existing and proposed curb, gutter, and cross pans have been identified and the proposed drive aisle dimensioned. Existing contours (proposed contours from the original site plan) are shown and slopes are labeled on the plan. AutoCAD SHX Text has been removed. Storm sewer will be privately owned and maintained.**

## **Life Safety**

1. See Redline Comments on the Site Plan.

**Response: These comments have been addressed.**

## **Sheet 2 – Site Plan**

1. (ADVISORY COMMENT)

Storage Yards are classified by the International Fire Code (IFC) as “Facilities” as stated within Section 503 and 507. As such, facilities such as storage yards are required to establish adequate fire access, water supply and fire hydrants within the storage area. The site plan submitted to the Planning Department must show: supply and fire hydrants within the storage area. The site plan submitted to the Planning Department must show:

1. A fire lane easement is required to be within 150 feet of all storage configurations utilizing a 23' fire lane easement with 29 foot inside and 52 foot outside turning radii.
2. Fire lanes constructed to the Public Works standard, typically either asphalt or concrete. Any other proposed surface material within the fire lane easement must be pre-approved during the site plan and civil plan review process.
3. Placement of hydrants is typically determined at time of 1<sup>st</sup> submittal of the site plan, once determined, they must also be shown on the civil plans.
4. Outdoor storage facilities with internal fire hydrants are required to be protected with

approved bollard protection. Utilize the Aurora Standards and Specification's detail #208.

5. Where no structures are proposed within the storage yard area there are typically no accessibility requirements requested within the Fire/Life Safety and Building Division comments. This does not negate any Federal ADA accessibility requirements the developer is obligated to provide. If obligated, the developer should show and label any accessible elements within the site plan submitted to the Planning Department.

**Response: Comment Acknowledged. A fire hydrant and fire hydrant easement has been provided at the location requested. A dead end fire lane easement will not be provided within the parking area as requested because of the future development adjacent to the north will provide the firelane turn around easement. This site plan including the turnaround fire lane easement has been provided for the city's reference as this project is being developed by another user and will be constructed shortly after the proposed trailer parking.**

2. Remove AutoCad SHX text items in comment section.

**Response: This comment has been addressed.**

3. Submit sheets as a single document

**Response: This comment has been addressed.**

4. Provide dashed line delineation representing the standard minimum turning radius of 29 feet inside for all turning elements within the fire lane easement where it adjoins the existing fire lane easement.

**Response: This comment has been addressed.**

5. Revise label to include "fire lane easement".

**Response: This comment has been addressed.**

6. Provide an approved dead end fire lane easement turnaround. Utilize the 2015 IFC, Appendix D, Figure D103.1, "ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD," as a suggested guide.

1. Provide dashed line delineation representing the boundaries of the de dedicated 23-ft. fire lane easement. Utilize a standard minimum turning radius of 29 feet inside for all turning elements within the fire lane easement turnaround.
2. Provide a note on this sheet the indicated that the fire lane easement will be outlined with to reflect the boundaries of this easement. Within this painted area it should read as "FIRE LANE – NO PARKING".

**Response: A deadend fire lane easement turnaround will not be provided within the parking area as requested because of the future development adjacent to the north will provide the firelane turn around easement. This site plan including the turnaround fire lane easement has been provided for the city's reference as this project is being developed by another user and will be constructed shortly after the proposed trailer parking.**

7. All portions of the trailer storage yard must be within 400 feet of a fire hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building. Therefore:
  1. Add a fire hydrant here.
  2. When fire hydrants are exposed to vehicular damage, fire hydrants shall be suitably protected by a curb-line (3.5' minimum from adjacent curb) or the use of bollards per the Public utility Improvements Rules and Regulations Regarding Standards and Specifications Manual, Section 23.05.6, Standard Detail 208 in protecting fire hydrants exposed to potential vehicle damage. Show and label the bollard protections for this fire hydrant.

**Response: This comment has been addressed. A fire hydrant with bollard protection has been added to the site plan as requested.**

8. Dimension the drive aisle.

**Response: This comment has been addressed.**

9. Provide a new stop sign at specified location.

**Response: This comment has been addressed. A stop sign has been added.**

10. Will the specified curb be removed? Please reference on plan.

**Response: This comment has been addressed. The specified curb was removed.**

## **Sheet 3 – Grading Plan**

1. Coordinating with Sheet 2, show and label the requested Fire Hydrant.

**Response: This comment has been addressed.**

2. Please show existing contours (proposed from the original site plan) for proposed contours to tie to.

**Response: This comment has been addressed. The existing contours shown on this plan are the proposed contours from the original site plan.**

## **Sheet 4 – Utility Plan**

1. Coordinating with Sheet 2, show and label the requested:
  1. Fire Hydrant
  2. Fire Lane turnaround

**Response: This comment has been addressed. The fire hydrant has been added as requested and a fire hydrant easement will be dedicated by separate document. The Fire lane turnaround easement will not be provided on this site because one will be provided on the adjacent lot that will accommodate both sites.**

2. Add a note indicating if the storm sewer system is public or private and who will maintain it.

**Response: This comment has been addressed. The storm sewer will be privately owned and maintained.**

## **Real Property**

1. No Comments.

**Response: Comment acknowledged.**

## **Utilities/ Aurora Water Department**

1. No Comments.

**Response: Comment acknowledged.**

## **Traffic Engineering**

1. See redline comment on the site plan regarding adding a stop sign.

**Response: Comment addressed. The stop sign has been added as requested.**

## **City Arborist**

1. There could be trees affected by development in the area of shared access. Please show those trees on the plan. Mitigation requirements will be determined once we see which trees will be removed. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

**Response: Comment acknowledged. The trees within the proposed area of disturbance were planted last year and are less than 4". Therefore, these trees do not meet the minimum size for mitigation.**

## Xcel Energy

1. Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has review the site plan amendment for Summit Distribution Center. Please be aware PSCo owns and operates existing electric distribution facilities along the southeasterly property line. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS. (go to: [https://www.xcelenergy.com/start\\_stop\\_transfer/new\\_construction\\_service\\_activation\\_for\\_builders](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)).

It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800- 922-1987 to have all utilities located prior to any construction.

If there are any questions about this referral response, please contact me at (303) 571-3306.

**Response: Comment acknowledged.**

## GATEWAY PARK DESIGN REVIEW COMMITTEE COMMENTS

### Cover Sheet – Sheet 1

1. Please add all GPDRC required notes (copy of same enclosed), or add a general note stating that all GPDRC notes included with the original site plan are still in full force and effect with respect to the subject amendment.

**Response: A note was added as requested stating all GPDRC notes included with original site plan are still in full force and effect with respect to the subject amendment.**

### Site Plan – Sheet 2

11. Please add the triangle symbol to the legend.

**Response: This comment has been addressed.**

### Sheet 3-4 – Grading Plan and Utility Plan

3. Please provide a cross section of the stormwater outlet. This outlet may require Urban Drainage District approval. If so, please remember and consider the re-build of the outlet structure required for DCT I as you progress your design;

**Response: This comment has been addressed. A cross-section of the proposed stormwater outlet has been included with the Construction Documents and the design incorporates the necessary changes based on the rebuild of the outlets for DCT I.**

4. Please label 10' utility easement as "proposed" or "existing".

**Response: This comment has been addressed.**

5. Please clarify who will construct the sanitary sewer main extension and timing of same.

**Response: The sanitary sewer extension will be designed by Ware Malcomb and stubbed 5' beyond property line and constructed concurrently with the parking lots.**

### Sheet 5-10 – Landscape Plan and Details

3. Are sheet 6, 7, and 8 needed for this submittal?

**Response: Yes. The amendment is a part of the original submittal and has been called as so.**

4. We encourage you to remove both the south and north shrub beds along the west property line and replace same with additional coniferous trees to enhance screening of the trailer storage area.

**Response: This comment has been addressed.**

### Sheets 11-12 Site Photometric Plan

1. Please add a note stating that the proposed four additional parking lot poles will match those on the existing site.

**Response: Acknowledged. 60 shrubs were removed and 6 evergreen trees added.**

## **General**

1. Please address any redlines inadvertently omitted from this letter.

**Response: This comment has been addressed.**