

INTERGROUP
ARCHITECTS
Designing Success

January, 2017

Ms. Michelle Montenegro
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

Re: Alliance Roofing – Site Plan and Plat Amendment
Application Number: **DA-1005-25**
Case Number: **2016-6029-00; 2016-3042-00**

Please accept our response for the above referenced project. Below is a written response to each comment from your December 21, 2016 letter.

1. Community Questions, Comments and Concerns

1A. No comments were received.

Response: n/a

2. Completeness and Clarity of the Application

2A. Fill out the Mineral Rights Affidavit and supply this document to your Case Manager at the time of next submittal.

Response: Please see attached Mineral Rights Affidavit as requested.

2B. On the site plan sheet (SP-3), please provide this note under general notes: “No outdoor storage will be present on this site.”

Response: The note has been added as requested. See general note #2 on SP-3.

2C. Show width of walkway on the plan and label wherever this width changes.

Response: The walkway width(s) have been added as requested.

2D. Adjust call out “5” to appropriately point out to the HC curb ramps.

Response: Keynote “5” has been adjusted to point out ramps as requested.

2E. Provide a section/detail on all fences that will be added on site including the chain link gate (please ensure that this is vinyl-clad), the wood gate, and any retaining walls.

Response: Details have been added as requested.

2F. Call out height from the bottom of the sign on the South elevation.

Response: The height from bottom of sign(s) on South elevation has been added as requested.

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303.738.8877

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303.738.2294

WEB
www.igarch.com

ADDRESS
2000 W. Littleton Blvd
Littleton, CO 80120

2O. Provide loading spaces on the site plan and in the site data table as required by 146-1506.

Response: The loading space has been added as required by 146-1506.

2P. Review site plan notes to ensure that duplication is not present. Additionally, maintain the order of the site plan notes, and other site plan notes to be added should follow. If standard site plan notes are needed, please contact me to obtain a copy.

Response: The site plan notes have been revised as requested.

2S. Please provide consistent dimensions of the detached sidewalk and tree lawn. On the site plan, the detached sidewalk is label as 5' but on the grading plan, the sidewalk is labeled as 5.5'.

Response: The keynote has been updated to reflect the dimensions of the detached sidewalk and treelawn as indicated on site plan and grading plan.

3. Parking Issues (Michelle Montenegro/ 303-739-7112

/mmontene@auroragov.org/comments in teal)

3A. Loading spaces must be provided according to Section 146-1506. Since it is unknown if the rear portion of the lot will be used for loading, loading spaces must be delineated somewhere else on the plan. Please be sure to address this issue in your next submittal.

Response: We have shown a loading space as requested on the siteplan. See sheet Sp-3 and keynote #44.

4. Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org/comments in teal)

SP-3:

4A. Add “, 3” to 6” Cobble Mulch” to Private Rain Garden Keynote #35.

Response: Keynote #35 has been revised as requested.

SP-4:

4B. Remove all references to “Growing Media”.

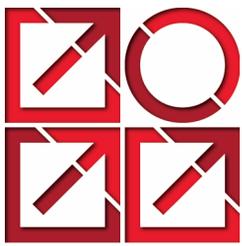
Response: Growing Media references have been removed as requested.

4C. Correct the contour spelling errors.

Response: The spelling errors have been corrected as requested.

4D. Match the linetypes in the legend to what is shown on the plan.

Response: The linetypes have been revised as requested.



SP-5:

4E. Remove references to Civil Plans.

Response: Acknowledged. See sheet SP-5.

4F. Spell out what GPDR is in the notes.

Response: This note pertains to another project and has been removed. Please refer to the new landscape note #13, sheet SP-5..

4G. Correct spelling errors.

Response: Acknowledged. See sheet SP-5.

4H. Remove references to "Growing Media".

Response: Acknowledged. See sheet SP-5.

4I. Describe design intent of the Rain Garden and the required maintenance practice to achieve desired outcome.

Response: Acknowledged. See landscape note #15, sheet SP-5.

4J. Round the calculation numbers up or down to the nearest whole number.

Response: Acknowledged. See sheet SP-5.

4K. Modify the shrub equivalent column as shown.

Response: Acknowledged. See sheet SP-5.

4L. Modify the plant quantity counts as shown.

Response: Acknowledged. See sheet SP-5.

4M. The Perennial/Orn. column is not necessary and can be removed.

Response: Acknowledged. See sheet SP-5.

SP-6:

4N. Label retaining wall and add TOW / BOW elevations where shown.

Response: Acknowledged. See sheet SP-6.

4O. Label all existing and proposed fences.

Response: Acknowledged. See sheet SP-6.

4P. Label utility box.

Response: Acknowledged. The transformer has been labeled. See sheet SP-6.

4Q. Label lighting with description on type and height.

Response: Acknowledged. See sheet SP-6 and landscape note #7, sheet SP-5.

4R. Label existing and proposed contours.

Response: Acknowledged. See sheet SP-6.

4S. Consider specifying the evergreen tree heights on the plan to achieve desired varying range outcome.

Response: Acknowledged. See sheet SP-6.

4T. Consider the design intent and desired outcome of the rain garden and if steel edging is necessary.

Response: Steel edger is not required. See sheet SP-6.

4U. Use the same cobble mulch hatch pattern on all Site Plan submittal sheets for consistency.

Response: There are two distinctively different rock mulches used on the site (3/4" crushed granite and 3"-6" Rounded River Cobble), therefore two hatch patterns are used to distinguish these mulches. See sheet SP-6.

4V. Correct spelling errors.

Response: Acknowledged. See sheet SP-6..

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Gustav Slovensky/ 303-739-7431/gslovens@auroragov.org/comments in green)

5A. Please include a section for the retaining wall showing maximum height and material. This is not currently shown on Sheet 4.

Response: We will comply.

6. Life Safety (Les Lallo / 303-739-7624 / llallo@auroragov.org/comments in blue)

SP-3:

6A. Fire lane needs to route so that no portion of the perimeter of the structure is over 150' from the end of the lane. Please extend the EVA easement as shown. Maintain the 29' inside and 52' outside turn radii. Since building height has been reduced to less than 30 feet, 23 feet minimum width is required.

Response: We have extended the fire lane easement on the west side as requested.

6B. Add Fire Lane signs as indicated.

Response: We have added fire lane signs as requested.

6C. Applicable signage required on the door of the Fire Riser Room. Show approved sign details e.g. Fire Sprinkler Riser Room, Fire Pump (if provided), etc.

Response: A detail for the Fire Sprinkler Riser Room has been added to sheet SP-2.1. It has been referenced from the elevation sheet SP-8.

6D. Light standards cannot encroach in to the Fire Lane Easement unless a License Agreement is obtained through Real Property. If approved, 13'60" minimum clearance to the bottom of the fixture is required.

Response: Comment noted. The lights have been relocated to be clear of the fire lane easement. We have also provided a general note on sheet SP-10 clarifying the pole location (see general note #1).

SP-4:

6E. Add the following note to the utility plan or the civil plans:

"All fire service lines shall be installed, in their entirety, by a state licensed contractor. Licensing can be obtained from the Colorado Division of Fire Safety located at 690 Kipling Street, Lakewood, CO 80215 (303-239-4600). In addition, approved civil plans from the City of Aurora water department are required for all fire service line connections. The contractor must present license and approved civil plans to the public improvements division of the public works department before permits are issued. Once the permit has been issued contact the City of Aurora building codes division at 303-739-7420 to schedule a flush inspection with a life safety inspector. Fire service lines shall be restrained for their entire length. Refer to the city of aurora public utility improvements rules and regulations regarding standards and specifications, section 15.00."

Response: The note has been added as requested.

6F. Label Fire Line as "6" DIP Pvt Fire Line."

Response: We have revised Fire Line to "6" DIP Pvt Line" as requested.

6G. Knox Box is shown adjacent to riser room on the previous sheet, which is an approved location. Although it is okay to have additional boxes, one at the riser room is sufficient.

Response: Comment noted.

6H. Please note that the Plat and Site Plan cannot be approved until the remainder of the Fire Lane Easement is established.

Response: Comment noted.

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

7A. See redline comments on the plat and site plan. There is a License Agreement needed for the fences and retaining wall encroachments into the easements. Contact Natasha



Wade to start the process for the License.

Response: Jehn Engineering has started the process for License Agreements with Natasha Wade as requested.

7B. Update title commitment on the plat because it exceeds the 120 day time frame at the time of plat approval.

Response: A new title commitment has been ordered and we will provide as soon as we have received.

7C. Contact Fire/Life Safety to see if the radius of 40' for the fire lane easement will work for emergency vehicles.

Response: We have extended the fire lane easement on the west side as requested and the previously 40' radius has been deleted.

8. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along East Centretch Circle and requests they be shown on the plan. The property owner/developer/contractor must contact the Builder's Call Line at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register so you can track your application) and complete the application process for any new gas or electric service, or modification to existing facilities. 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.

Response: Acknowledged. We will comply.

If you have any questions regarding any of our responses or need further information, please contact me immediately. Thanks you in advance for your quick attention and assistance.

Cordially

Gary Jones, RA