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August 24, 2017

Galloway  
Katie Souder  
6126 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111

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

Thank you for your initial submission, which we started to process on August 3, 2017. We reviewed it and attached our comments along with this review letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission.

The following documents have redlined comments from staff: Utilities Plan, Landscape Plan, Grading Plan, and Cover Sheet and Engineered Site Plan.

All our comments are numbered. When you resubmit plans, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Please call with any comments or concerns. I may be reached at 303-739-7220.

Sincerely,

Jonathan Woodward, Planner II  
City of Aurora Planning Department

Filed: K:\\$MA\2017 MAs\2016-6026-01 Les Schwab Tire Center



## *Initial Submission Review*

### **SUMMARY OF COMMENTS**

- Provide new building elevations (Planning)
- Include details of new monument sign (Planning)
- Show slope and proposed grading and new contours (Civil)
- Provide finished floor and top of foundation details (Civil)
- Show curb return radius (Civil)
- Provide past approved site plan (Life Safety)
- Show accessible route to new building (Life Safety)
- Show and label new fire line (Life Safety)
- Provide outlet protection for area between tire warehouse and main building (Utilities)
- Structure may encroach into 16 ft utility easement (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

- 1A. Include letter of approval from Gateway.
- 1B. Include building elevations.

#### **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.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering** (Janet Bender / 303-739-7512 / [jbender@auroragov.org](mailto:jbender@auroragov.org) / Comments in green)

##### **Grading Plan**

- 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.
- 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.
- 3C. Identify what is occurring in the area south of the new tire warehouse with the curb.
- 3D. Civil plan revision will require detail of slope out on new walk.
- 3E. Show curb return radius.
- 3F. Remove the site plan block from the amendment.
- 3G. Curb ramps shall be compliant to latest ADA standards. Curb ramps should be E-W directional ramps.
- 3H. Show slopes. Drainage is directed to the 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** (John Van Essen / (303) 326-8270 / [avanesse@auroragov.org](mailto:avanesse@auroragov.org) / Comments in blue)

##### **Utility Plan**

- 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.
- 4B. Provide a data table to detail if this is a separate structure or all existing building elements are considered



one structure.

4C. Please show accessible route to new building.

4D. Show and label Knox Box using a box with an internal X.

4E. Make sure roof drains do not interfere with accessible route.

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

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

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

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

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.

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

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

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

### **Landscape Plan**

4N. Show and label Knox Box.

4O. Show new sidewalk and FDC location

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

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

### **5. Utilities** (Edward Francis / (303) 739-7382 / [efrancis@auroragov.org](mailto:efrancis@auroragov.org) / Comments in red)

#### **Utility Plan**

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

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

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

### **6. Real Property** (Darren Akrie / (303) 739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

#### **Utility Plan**

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