

Planning Division
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December 21, 2016

Bobbi Gear
Alliance Roofing
15657 E. Centretex Circle
Aurora, CO 80011

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

Dear Mr. Gear:

Thank you for your second submission, which we started to process on Tuesday, December 6, 2016. We reviewed it and attached our comments along with this cover 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 and community members.

Since several important issues still remain, you will need to make another submission. Please note that staff is requiring the submission of the Mineral Rights Affidavit prior to or in association with your third submission. The city's review cannot proceed without these documents. Please revise your previous work and send us a new submission on or before Thursday, January 12, 2017 to remain on schedule.

Note that all our comments are numbered. When you resubmit, 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.

Your estimated Planning Commission hearing date has been set for Wednesday, January 25, 2017. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7112.

Sincerely,

Michelle Montenegro, Planner I
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Gary Jones – Intergroup Architects 2000 W. Littleton Blvd. Littleton CO 80120
Mary Aygerinos, Neighborhood Services
Gary Sandel, ODA
Filed: K:\SDA\1005-25rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please note that all license agreements and easement documentation shall be finalized before approval of the site plan and plat.
- Respond to comments from Xcel Energy and all departments of City of Aurora.
- Provide loading spaces on site and include this information in your site data table on the cover sheet. Although the building is spec, loading spaces are still required per Section 146-1506.
- Ensure that this is no duplication in site plan notes and that all site plan notes are present on SP-2. Maintain the order of site plan notes from the standard site plan note sheet provided. Any additional notes should follow.
- Provide Mineral Rights Affidavit.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments were received.

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.

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

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

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

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.

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

2O. Provide loading spaces on the site plan and in the site data table 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.

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'.

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.

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.

SP-4:

4B. Remove all references to "Growing Media".

4C. Correct the contour spelling errors.

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

SP-5:

4E. Remove references to Civil Plans.

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

4G. Correct spelling errors.



- 4H. Remove references to “Growing Media”.
- 4I. Describe design intent of the Rain Garden and the required maintenance practice to achieve desired outcome.
- 4J. Round the calculation numbers up or down to the nearest whole number.
- 4K. Modify the shrub equivalent column as shown.
- 4L. Modify the plant quantity counts as shown.
- 4M. The Perennial/Orn. column is not necessary and can be removed.
- SP-6:
- 4N. Label retaining wall and add TOW / BOW elevations where shown.
- 4O. Label all existing and proposed fences.
- 4P. Label utility box.
- 4Q. Label lighting with description on type and height.
- 4R. Label existing and proposed contours.
- 4S. Consider specifying the evergreen tree heights on the plan to achieve desired varying range outcome.
- 4T. Consider the design intent and desired outcome of the rain garden and if steel edging is necessary.
- 4U. Use the same cobble mulch hatch pattern on all Site Plan submittal sheets for consistency.
- 4V. Correct spelling errors.

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.

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.
- 6B. Add Fire Lane signs as indicated.
- 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.
- 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.

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.”

6F. Label Fire Line as “6” DIP Pvt Fire Line.”

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.

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

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.



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

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

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 Centretech 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.

Required Site Plan Notes

(Copy applicable notes to your Site Plan)

1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code.
3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."
4. "Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 50% of all building entrances shall be the most practical direct route. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36", and shall be painted with white stripes. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1. *(Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).*
5. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
7. All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities
8. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
10. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding

screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.

11. Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
13. All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
14. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.
15. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.
17. *(This note is required only when applicable)--*
Attention Building Department: An acoustic analysis, prepared by an acoustic expert, and prepared according to the Planning Application Guidebook instructions, will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding Ldn ____ (Ldn value to be determined for each project) under worse-case noise conditions.
18. *(This note is required only when applicable)--*
The vendor of any future sale of the real property shall provide the required notice per City Code Section 146-1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.
19. *(This note is required only when applicable) --*
State any requested waivers of development standards and the applicable terms and conditions pursuant thereto.

20. *For proposed auto repair/service uses, add the following note:*

- There will be no outside, overnight storage of vehicles on the site.

21. *For proposed auto sales lots, add the following notes:*

- No loading and unloading of vehicles will be allowed in the public rights-of-way.
- No parking or sale of display vehicles will occur in the public rights-of-way.
- No vehicle shall be parked, stored or displayed for purpose of sale in the designated display spaces that shows evidence of having flat tires or has exterior body damage that is obviously visible from public rights-of-way.
- No vehicle ramp display equipment will be allowed on the site and no vehicle(s) for display or sale shall be mounted on vehicle ramp display equipment.