

PLANNING

Site Plan Amendment Comment Responses COA

SHEET C1 – COVER SHEET

- Delete “subdivision”

Response: “Subdivision” deleted on all sheets

- Drainage plans are not part of site plan

Response: Drainage plans removed from site plan set

- Traffic letter is approved

Response: Advisory note

- Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce select-ability of the items

Response: Sheets plotted with SHX text removed from pdf

- The site plan will not be approved by public works until the preliminary drainage latter/report is approved

Response: Advisory note

- The proposal will not a new coversheet but will rather make “delta” changes on the site plan of record

Response: New coversheet included for new signature blocks and updated standards

- Note – the site plan of record will include previous amendments shown as “deltas” and redlines

Response: Deltas added to sheets

- You will make delta notes on existing sheet where the site has changed. Those redlines may either make the change if possible (such as data block changes) or reference new sheets added

Response: Amended sheet added to set

- When you add the preliminary delta on the existing coversheet you add a very brief description or the change(s).

Response: Delta added to cover sheet

SHEET C2 – NOTES

- The developer, his or her successors, and assigns shall be responsible for installation, maintenance, and replacement of the access control gate or barrier system to ensure emergency vehicle access to within the site. If the above conditions are not met, the owners, his or her successors, and assigns, shall be required by fire department order notice that all affected gates will be chained and locked in the open position until repaired or replaced, and retested. If the gating system is not maintained to the satisfaction of the fire department, the license agreement for the emergency vehicle gate opening system will be revoked and the gating system must be removed. The gating system will include an emergency vehicle gate opening system utilizing a redundancy back-up system that consists of; a) siren operated system; b) automatic Knox key switch; and c) manual override (in the event of system failure). Gating systems will be installed in accordance with the “gating systems crossing fire apparatus access roads checklist”. A separate building permit through the building division is required to be obtained by the contractor prior to the installation of any gating/barrier system that crosses a dedicated fire lane easement.

Response: Note added to sheet

- 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. The undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown here on, a hard surface in accordance with the city of Aurora's paving standards for fire lane easements, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, landscape materials, snow or other obstructions. The maintenance of paving on the fire lane easement(s) is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lane easements, stating "fire lane, no parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lane easements, and to cause such easements to be maintained free and unobstructed at all times for fire department and emergency apparatus use.

Response: Note added to sheet

- Accessible exterior routes” shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. 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. The city of aurora enforces handicapped accessibility requirements based on the 2015 international building code, chapter 11, and the american national standards institute (icc/ansi) a117-2009.

Response: Note added to sheet

- Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer

Response: Note added to sheet

- Add the following Site Plan notes:
The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street.

Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

Response: Notes added to sheet. No stop signs exist within the limits shown and no stop signs or street signs are proposed or necessary for the proposed site.

- Add these notes:
All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

Response: Notes added to sheet

- Add note indicating that Himalaya Rd is a responsibility of the Master developer / development on the east side of Himalaya Rd, per the PIP, and will be developed to its final condition when the development on the east side of Himalaya Rd is constructed.

Response: Note added to sheet

- All the new data block information needs to be incorporated on the site plan of record cover sheet.

Response: New data block info redlined and delta added.

- The site plan of record should indicate the previous amendments as previous deltas

Response: Deltas added to sheets

- This is a Civil Plan note, OK, but add the two site plan notes.

Response: Site plan notes added

- "ON"

Response: Note revised to replace "OF" with "ON"

- Based on the total parking spaces provided there shall be 7 accessible spaces to include 2 van accessible spaces per 2015 IBC section 1106.

Response: New accessible parking spaces are to be striped on the existing Bldg 29 site

SHEET C3 – SITE PLAN

- All new sheets need to include the "delta" change to indicate this sheet has been added.

Response: Deltas added to new sheets

- Label gating system to include width, operating mechanism, Knox hardware, etc. Example: 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release. TYP of all gating systems.

Response: Gate label updated

- There must be a 6" minimum clearance across the full width of the gating system, from the bottom of the gating system to the road surface in order to ensure that if the gate closes during a fire operation any fire hose is not damaged during the closing process.

Response: Note added to sheet to address gate clearance

- The label for this easement shall match on the Plat and the Site.

Response: Easement updated on plat and site plans to match

- Show/label proposed stop signs

Response: No stop signs are proposed on site

- Dimension sidewalk

Response: Dimension added to sidewalk

- Label proposed curb ramps

Response: Curb ramps labeled

- This sidewalk doesn't connect to anything

Response: Sidewalk connection proposed at north side of property. The sidewalk on the east side of the parking lot is intended for routine operations, not for public access.

- Dimension drive aisles

Response: Dimensions added to drive aisles

- dedicate these portions of the Access easement by separate documents

Response: Callout added to indicate portion of easement outside of property boundary to be dedicated by separate document

- a license agreement is needed for the gate/fence crossing the proposed Fire Lane and Access easement

Response: License Agreement has been created

- add the rec. info. for the R.O.W.

Response: Rec no. for ROW has been added to all sheets

- add Lot, Block and Subdivision w/ filing no.

Response: Lot, block, subdivision added to all sheets

- add and label the existing utility easement

Response: Utility easement added and labeled on all sheets

- Sight triangles needed from future Himalaya (50mph Design Speed)

Response: Sight triangle added to plans

- Please have this sidewalk connect to the rest of the internal sidewalk network

Response: This sidewalks are intended for use during routine operations, not for pedestrian access. Also, this walk is within the gated area of the site and is intended to be separated from the other access walks.

- Include 6' sidewalk connection to future sidewalk along Himalaya.

Response: Access from public R-O-W is granted through an existing walk northwest of the site that connects to the walk adjacent to 38th Ave.

- Please add the required landscape to these islands while retaining the sidewalk connection.

Response: Sidewalk removed and replaced with landscape

SHEET C4 – GRADING PLAN

- Minimum 2% slope for all non-paved areas

Response: Grade modified to achieve minimum slope

SHEET C5 – UTILITY PLAN

- Fix label.

Response: Label fixed

- Indicate & label all existing fire hydrants. TYP Site, Utility, Landscaping.

Response: Existing fire hydrants labeled on all sheets

- Label all new fire hydrants. TYP Site, Utility, Landscaping.

Response: Utility sheet removed from plan as no new utilities are proposed