

## Response to Comments

**To:** Stephen Rodriguez, Planning Supervisor

**From:** Danielle Lautenbach, EIT, EVstudio

**Date:** July 21, 2023

Project Name: Wagner Equipment

Project Address: 18000 Smith Road, Aurora, CO 80011

Project Log Number: Aurora: 1981-6047-12 EV: 19097

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Per the Fourth Submission Comments dated June 5, 2023, please find the attached responses.

### 1. Civil Engineering (Kendra Hanagami – Comments in Green)

1A. C100 – Per Section 4.04.2 label street classification (all shts, typ.) Start civil plan revision process.

[Response: Street classification labels added.](#)

1B. Please add the required site plan notes below: 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.

[Response: Note added.](#)

1C. C300 – What is this referring to? Please specify.

[Response: This note refers to the proposed ADA parking spaces area located outside the northeast corner of the building. Clarification added to note.](#)

1D. Advisory comment – During civil plan review, max. cross slope along the ADA route is 2%.

[Response: Grading corrected.](#)

1E. Based on comment response, during civil plan review, add variance table to request a variance of the minimum 2% slope away from building for impervious areas for the first 10'.

[Response: Variance table added to sheet C100.](#)

1F. Applicant to request variance for 2% slope away from the building.

[Response: Variance table added to sheet C100.](#)

1G. C301 – Advisory comment for civil plan review – Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.

[Response: Impervious areas shown on this sheet are above 2% away from the building.](#)

1H. Per 4.04.5.03. Label proposed curb return radii.

Response: Added label

- 1I. Advisory comment for civil plans – Per 2.08 1.06 minimum pavement slopes; 1% for asphalt, 0.5 for concrete.

Response: Noted, additional slope labels added to show compliance.

- 1J. Remove all elevations and provide this level of detail in the civil plan sheets only (all sheets).

Response: Spot elevations removed from curb ramps.

- 1K. Advisory comment – Per Section 4.02.8 of the roadway manual, maximum cross slope for the ADA route shall be 2%.

Response: Noted, additional slope labels added to show compliance.

- 1L. Label existing and proposed easements (all typ.).

Response: Labels added to all easements.

- 1M. Provide documentation for this easement linework if it exists. As COA mapping does not show it.

Response: This is a part of the proposed drainage easement. Documentation to be submitted by JWNA.

- 1N. REPEAT COMMENT – The site plan amendment and civil plans will not be approved until the easements are ready to be recorded.

Response: Noted

- 1O. COA mapping system (Aurora Prop Info) shows an existing utility easement at this location that you could potentially connect to instead.

Response: Noted.

- 1P. REPEAT COMMENT – Access easement is required from the drainage/utility easement to public right-of-way.

Response: Easements revised to provide access to the drainage easement from public ROW via proposed fire lane and utility easement.

## 2. Fire / Life Safety (Mark Apodaca – comments in blue)

- 2A. C300 & C301 – Bring fire lane easement to curb.

Response: Easement adjusted to curb line

- 2B. 23' fire lane easement turning radii, inside 29' and outside 52'.

Response: Easement corrected.

- 2C. Remove this part of the fire lane. Provide wheel stops.

Response: Portion of fire lane removed, wheel stops called out.

- 2D. Accessible route provide spot elevations - maximum 2% cross slope, maximum 5% longitudinal slope, max. 8.33% longitudinal slope at ramps. (ICC 117.1A).

Response: Additional spot elevations and slope labels added to show compliance.