



October 6, 2017

Gary Sandel Project Manager  
City Manager's Office  
Office of Development Assistance  
15151 E. Alameda Parkway, Suite 5200  
Aurora, Colorado 80012

**Re: Denver Limo (#1127654) / Application Comment letters dated 9/18/17**  
**Project: DLS, 91602**

Dear Gary,

Thank you for providing the Staff Comments, dated 9/18/17. The original comments are written in faded grey with our responses written in solid black to highlight our responses.

**1 Completeness and Clarity of the Application**

**Plat** (Please see Surveyor's response letter)

1A. License agreements are required for encroachments into easements. Please contact Andy Niquette (aniquett@auroragov.org) to initiate this process.

A license application is to be obtained for encroachments.

1B. Crop the Vicinity Map to remove the Google copyright.

1C. Make sure easement labels and dimensions are consistent with the Site Plan.

**Site Plan**

1D. Please include a comprehensive letter of introduction/justification for the request. The letter should include an explanation of the proposed use, brief description of operations, plus a description and justification of each of the requested waivers.

Two detailed letters have been provided, in addition to the two waiver requests that are placed on the title sheet, to indicate that waivers discussed in the letters.

1E. Sheet A0.00

- Revise the Legal Descriptions as shown on the red lines.

The legal descriptions have been provided as indicated where indicated, per the red-lines.

- The Lot Coverage calculations equal 100%, however, the sum of the areas does not equal 70,162.2 SF. Please review your calculations.

Revised.

- Revise the Site Data to identify parking for the office area and the garage/service area.

Revised

- Revise notes as shown on redlines.

Revised

- Revise the wording of the waivers to separate the requests from both code sections.

Revised



1F. Sheet A1.00

- All parking spaces must be striped, not just handicap and van accessible.

Documents provided have the parking stripped as shown and is in compliance with zoning code.

- Add all symbols used on this sheet to the Legend.

**Provided**

- Show fence columns and include in the Legend.

**Revised**

- Reference is made to “abandon” the existing 26’ fire access easement. The easement cannot be abandoned; it must be vacated by separate document. Please work with Real Property to complete this process.

In accordance with a phone conversation that occurred 10/4/17 with Darren Akrie, of Real Property, the existing fire lane easements are intended to be ‘vacated’ and as such should not be present on the plans. They have been removed..

- Replace 30’ sight triangles with 290’ sight triangle (outlined with a dashed line) as shown on the Landscape Plan.

**Revised**

1G. Sheet A1.01

- Identify the total height of a pole light, including base, pole and fixture in measurement.

The height of the pole lights are to be 14’-0” above grade. The type of base is identified on the sheet.

- Add a note indicating all lights shall be full cut-off luminaire type.

Note added.

**2. Streets and Access Issues**

2A. Remove the 30’ sight distance triangles and labels. The correct sight triangle is the 290’ triangle shown on the landscape plans.

**Revised**

**3. Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in teal clouds)

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

3A. Sheet L100.0 (Please see Civil Engineer’s response letter)

- Additional landscaping was requested with the last submittal to screen the transformer. Only one shrub was added and does not provide sufficient screening to the transfer and condenser unit. Please add more landscaping to screen these utilities from the street.
- Label the condenser unit.
- Separate out the waiver requests. The buffer from the building perimeter and list them separately. This applies to the waiver request on the cover sheet, as well.

**Revised**

**4. Addressing** (Cathryn Day / 303-739-7357 / cday@auroragov.org) (Please see Civil Engineer’s response letter)

4A. Addressing is still waiting on digital .dwg file of site plan. Please provide a digital .SHP or .DWG file for addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Easements
- Building footprints (If available)

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. E-mail these files to Cathryn Day at the email address above.



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

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

#### **Plat** (Please see Surveyor's response letter)

##### **5A. Sheet 1**

- The Location Map has a copyright. These will be public documents that will be copied and reproduced. Please confirm with planner if the copyright will be permitted.

##### **5B. Sheet 2**

- Per discussion with owner and engineer the drainage easement required depends on the type of water quality chosen. The proposed feature shall be consistent with the preliminary drainage report.
- Fences through drainage easement will require a license agreement. Please contact Andy Niquette to start the process.
- Drainage easement for access is shown through landscaping area. This will conflict with landscaping plans.
- Existing drainage easement, provide dimension. What is this drainage easement for? If not needed it could be vacated
- Drainage maintenance easement per Aurora Water cannot be through a locked gate and must be accessible from COA ROW

Proposed system shows installation of the

#### **Site Plan**

##### **5C. Sheet C100.0** (Please see Civil Engineer's response letter)

- The following notes have been discussed with the developer and engineer. The water quality treatment proposed on the site plan (biofiltration pond) does not correspond to the treatment provided in the preliminary drainage report (Contech UrbanGreen BioFilter). There must be consistency between the Preliminary Drainage Report and the Site Plan. The drainage easement and drainage access easement to the water quality device or pond is dependent on the treatment. The drainage easements can be submitted by separate document, so they do not necessarily need to be finalized now.
- There are requirements for the drainage maintenance access as outlined in the COA Storm Drainage Technical Criteria Manual. The grading plan does not show the access to the bottom of the ponds with respect to width, slope of the access, and side slopes that meet the COA standards. Per 3.62 of COA Storm Drainage Technical Criteria Manual where tributary areas are less than five acres in size the maximum longitudinal slope for maintenance access that maybe considers for a variance is a 4:1. The civil plans will show these details more closely however, the developer should be aware of these requirements as it could potentially affect the biofiltration on the west side of the building.
- The pond on the southwest corner of Lockheed and Laredo appears to show access on the plat along Laredo through the entire landscaping area. A variance to access the pond from the street can be applied for in the civil plan review process, thus providing a shorter access and not through the entire landscaping areas.
- Per 1st and 2nd Review, section 2.08.1.06.2, slope away from the building shall have a minimum grade of 2% on impervious surfaces and 5% on landscaping surfaces for the first 10' then a minimum of 2% until reaches swale. In no conditions shall the bottom of the swale at its highest point be less than 6" below the grade at the foundation of any adjacent structure. Show slopes away from building on all sides.
- Provide more flow direction arrows with slope noted adjacent to building as well in the landscaping area along Laredo.
- Dimensions existing and proposed drainage easements. Fence in drainage easement will require license agreement.
- Per previous review identify existing drainage facilities and note as existing, such as the Type R inlet at the corner of Lockheed Street and Laredo Street.
- Limits of easements for the pond and access and not clear. Please clearly identify easements on site plan and access from COA ROW (typical for all drainage water quality and detention if applicable).
- Please identify the "E" in the legend is for existing facilities.



- Please identify symbology in legend. What is the dashed dark lines along the curb and what is solid black. If dashed is catch curb then identify that in legend.
- All curb and gutter on the site shall be noted as private
- The proposed maintenance access for water quality feature is shown through the landscaping area depending on the type of treatment and equipment required for maintenance this may not be feasible unless the only equipment is for mowing.

**5D. Sheet L100.0 (Please see Civil Engineer's response letter)**

- Landscaping plan shall show and identify location of water quality facilities. Plants proposed within the basins shall be chosen accordingly and approved by Kelly Bish.
- Drainage maintenance access shall be shown and identified on the landscaping plans. This has not been shown and will require modification to landscaping plan.

**5E. A1.01**

- Identify the existing street light.

Existing light identified.

**6. Fire / Life Safety** (Neil Wiegert / 303-739-7613 / [nwiegert@auroragov.org](mailto:nwiegert@auroragov.org) / Comments in blue)

**Site Plan**

**6A. Sheet A0.00**

- Per IBC TABLE 1004.1.2 Maximum Floor Area Allowances Per Occupant, the business area occupant load is based on 1/100 SF. The vehicular service area occupant load is most liberally based on 1/500 SF. Based on this, the occupant load is 57 occupants in the building, which requires at least TWO exits.

The second exit is provided at the man-door adjacent to gridline 4.

**6B. Sheet A1.00**

- See Occupant load note on Sheet A0.00 showing that two exits are required, add the 2nd exit, and extend the accessible route and 36" wide minimum sidewalk to public sidewalk here to connect 2nd exit to the "Public Way".

The second exit is provided at the man-door adjacent to gridline 4, with 36" wide paint stripes leading to the sidewalk for access to the public right of way.

- Revise notes as shown on redlines.

Please see above.

**6C. Sheets C1.00, C200.0, & L100.0**

- Show gate on this plan background. (See Site Plan Sheet A1.00.) On C200.0, show Knox Box as well.

Please see Civil Engineer's response letter.

**6D. Sheet A1.01, Photometric Plan**

- Show the accessible route here, as required by note on Sheet A1.00.

Please see response to comment 6B, above.

**7. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

**7A. Sheet A1.00**

- No gates or fencing over water quality feature located in the drainage easement. An Inspection and Maintenance Plan is required for the private water quality and biofiltration areas.

Fence encroachment shall be coordinated with approvals from Denver Water and recorded with Real Property. The minimization of the encroachment is a goal of the design team.



7B. Sheet C100.0

- Is there a manhole connection to the storm line?

Please see Civil Engineer's response letter

- Is the transformer in the water quality drainage way?

The transformer to sit above flow on a concrete curb.

**8. Real Property** (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

**Plat**

8A. There are a couple of access easements shown on the site plan that have not been reflected on the plat. Please show and label the easements.

All easements that are to be remaining or added are shown on the plat.

**Site Plan**

8B. Sheet A0.00

- Revise notes as shown on redlines

Revised

8C. Sheet A1.00

- Show dimensions, bearings, and curve data around the site perimeter, consistent with the proposed plat.

Revised

- With dashed lines, show all proposed easements (includes fire lanes) and any existing easements which are not going to be released. Show the size, type of easement, and who the easement belongs to (if other than the City).

Make sure the dimensions; labels and configurations match the plat or what is being dedicated by separate document.

You do not need to show bearings and distances on easements shown on the site plan.

Revised. All new easements belong to the city; so no note of ownership provided as indicated in comments. The one remaining drainage easement, along a portion of the west property line is now indicated as "private".

- Show and label the drainage easement around the site with a heavy dashed line. Please note that no portion of the building can encroach into any easements, including roof overhangs and footers.

Revised and acknowledged.

- Label the drainage easement as "private drainage easement," as shown on the red lines.

Revised

- Structures encroaching into an easement or right-of-way may be permitted by obtaining a License from Real Property. These are reviewed on a case by case basis and a separate application to Real Property is required. Obtain a copy of the License Agreement (City-owned property encroachments) instruction packets, available on line at [www.auroragov.org](http://www.auroragov.org). Click on Departments, Public Works, and Real Property Services for further information.

Upon completing SDP process the ownership group will work with the Real Properties division for the city of Aurora to execute all required licensing agreements.

- There is a possible fence encroachment into drainage easement along Laredo Street. Please show and label the drainage easement on Sheet A1.00.

Revised

- Do not show vacated easements on the Site Plan.

Per a phone conversation with Darren Akrie, on 10/4/17, vacated, or intended to be vacated, easements are **not** to be shown on plans.



**Studio Obermeier ■ Sheykhet Architecture Inc.**

*ARCHITECTURE, PLANNING, INTERIOR DESIGN*

**1635 Blake Street, Suite 100**

**Denver, Colorado 80202**

**Phone 303.327.4600**

**[www.osarchitecture.com](http://www.osarchitecture.com)**

8D. Sheet C100.0 (Please see Civil Engineer's response letter)

- Clarify what is to be abandoned as shown on the redlines.
- The old lot line in the southwest corner can be removed.

**END OR RESPONSES**

Should you have any additional questions or comments, do not hesitate to contact us.

With kind regards,  
OS Architecture,

Aleksandr M. Sheykhet,  
President



November 27, 2017

Gary Sandel Project Manager  
City Manager's Office  
Office of Development Assistance  
15151 E. Alameda Parkway, Suite 5200  
Aurora, Colorado 80012

**Re: Denver Limo (#1127654) / Second Submission Review dated 8/07/17**

Pursuant to your request we addressed the correction items by providing additional details revising calculations and/or clarifying in this letter as requested.  
Listed below are the comments that were not addressed or answered by Architect and is part of our scope for this project followed by our and responses, respectively:

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**3. Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in teal clouds)  
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3A. Sheet L100.0

- Additional landscaping was requested with the last submittal to screen the transformer. Only one shrub was added and does not provide sufficient screening to the transfer and condenser unit. Please add more landscaping to screen these utilities from the street.  
Provided 2-Additional Shrubs to screen utilities from street.
- Label the condenser unit.  
Labeled
- Separate out the waiver requests. The buffer from the building perimeter and list them separately. This applies to the waiver request on the cover sheet, as well.  
Revised

5B. Sheet 2

- Per discussion with owner and engineer the drainage easement required depends on the type of water quality chosen. The proposed feature shall be consistent with the preliminary drainage report.  
Revised



- Fences through drainage easement will require a license agreement. Please contact Andy Niquette to start the process.

**Revised, will contact Andy**

- Drainage easement for access is shown through landscaping area. This will conflict with landscaping plans.

**Revised, removed easement.**

- Existing drainage easement, provide dimension. What is this drainage easement for? If not needed it could be vacated

**Revised, removed easement.**

- Drainage maintenance easement per Aurora Water cannot be through a locked gate and must be accessible from COA ROW

**Understood.**

Proposed system shows installation of the

#### **Site Plan**

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**Revised and submitted drainage report and site plan.**

- There are requirements for the drainage maintenance access as outlined in the COA Storm Drainage Technical Criteria Manual. The grading plan does not show the access to the bottom of the ponds with respect to width, slope of the access, and side slopes that meet the COA standards. Per 3.62 of COA Storm Drainage Technical Criteria Manual where tributary areas are less than five acres in size the maximum longitudinal slope for maintenance access that maybe considers for a variance is a 4:1. The civil plans will show these details more closely however, the developer should be aware of these requirements as it could potentially affect the biofiltration on the west side of the building.

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**Revised and submitted drainage report and site plan.**

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Revised.

- Provide more flow direction arrows with slope noted adjacent to building as well in the landscaping area along Laredo.

**Provided.**

- Dimensions existing and proposed drainage easements. Fence in drainage easement will require license agreement.

**Removed.**

- Per previous review identify existing drainage facilities and note as existing, such as the Type R inlet at the corner of Lockheed Street and Laredo Street.

**Provided**

- Limits of easements for the pond and access and not clear. Please clearly identify easements on site plan and access from COA ROW (typical for all drainage water quality and detention if applicable.

**Removed.**

- Please identify the “E” in the legend is for existing facilities.

**Provided**

- Please identify symbology in legend. What is the dashed dark lines along the curb and what is solid black. If dashed is catch curb then identify that in legend.

**Provided**

- All curb and gutter on the site shall be noted as private

**Provided**

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**Removed**

#### 5D. Sheet L100.0

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**Provided**

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**Removed**

#### 6C. Sheets C1.00, C200.0, & L100.0

- Show gate on this plan background. (See Site Plan Sheet A1.00.) On C200.0, show Knox Box as well.

**Provided**

#### 8D. Sheet C100.0

- Clarify what is to be abandoned as shown on the redlines.

**Removed**

- The old lot line in the southwest corner can be removed.

**Removed**



**END OR RESPONSES**

If we can further clarify please call 719-839-0842  
Civil & Structural Designer

*Daniel J Spiesman*

Daniel J Spiesman