



January 15, 2018

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

Re: Denver Limo (appl # DA-2078-00, Case # 1990-6023-03; 2017-3028-00) / Application Comment letters dated 12/21/17

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.

PLANNING DEPARTMENT COMMENTS

1 Completeness and Clarity of the Application Plat

1A. Label the adjacent streets on the vicinity map. Consider replacing this vicinity map with the map used on the site plan.

Streets are labeled.

1B. Remove "Minor Subdivision Plat" from the title block.

Removed

1C. Unresolved comments from third review:

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

Licensing to be obtained after planning approval.

- Crop the Vicinity Map to remove the Google copyright.

Cropped as directed.

Site Plan

1D. Remove clouds for next submittal.

Removed.

1E. All sheets must include the site plan title. This can be accomplished by revising the title block to state, "Denver Limo at Lockheed Site Plan."

Provided

1F. Cover Sheet

- Revise the subdivision reference. Centretech is misspelled.

Corrected.

- Revise the legal description as noted.

Revised as directed.

1G. Sheet A1.00

- Revise the legal description to match the one provided on the cover sheet.



Revised as directed.

- Edit fonts and text as noted on redlines.

Revised.

- Please lighten the screen used to show the sight triangles.

Revised.

2. 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.

2A. Sheet L 100.0

Please see Civil Engineer's written response

- Add the plant quantities to the plant schedule.
- Add an asterisk and footnote to the Buffer Table that states buffer trees were provided as shrub equivalents.
- Add a background to text that overlaps other linework to make it legible.

2B. Unresolved comments from the third review:

Sheet L100.0

- Separate the waiver requests as shown on the cover sheet. The buffer waiver separate from the building perimeter waiver.

3. Addressing (Cathryn Day / 303-739-7357 / cday@auroragov.org)

3A. 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

4. Civil Engineering (Janet Bender / 303-739-7512 / jbender@auroragov.org / Comments in green)
Plat

Please see Civil Engineer's written response

4A. Sheet 2

- Update the drainage and access easements to be consistent with the underground detention.
- 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 a 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.
- Please revise.



- Provide the dimension of the existing drainage easement. Is this drainage easement still needed? If not needed it could be vacated.

Site Plan

4B. Sheet A1.00

- Show and dimension the sidewalk easement along Lockheed Dr.

Dimensions are present.

- Show and dimension all existing and proposed easements. Do not include any existing easement that is being vacated.

The above was provided.

- Show a drainage easement for the underground detention, including access.

Drainage easement and detention areas are provided.

- Confirm the necessity for the drainage easement east of the parking lot.

Drainage easement is as provided by the Civil Engineer's drawings.

4C. Sheet C100.0

Please see Civil Engineer's written response

- Add a note to address who is responsible for maintaining the private water quality and detention devices.
- Drainage arrows are going in the wrong direction. Please revise.
- Show slopes.
- Add access from the public right-of-way to the underground detention for maintenance.
- Add dimensions to the underground detention area. Add an easement that is at least 4 feet around the perimeter of the detention area and includes the outfall and maintenance access.
- The slope in the chase drain shall not be less than 0.5%.
- Label features as noted on the redlines.

4D. Sheet C200.0

Please see Civil Engineer's written response

- Show and label all easements.
- Show the underground detention, inlets, pipes and manholes on the utility plan and label as private.

4E. Sheet C300.0

Please see Civil Engineer's written response

- Move the drainage sheet to the Engineering Drainage Folder.

4F. Sheet L100.0

Please see Civil Engineer's written response

- Show maintenance access locations for water quality devices in the proposed biofiltration swale and pond on the landscaping plan.

5. Fire / Life Safety (Neil Wiegert / 303-739-7613 / nwiegert@auroragov.org / Comments in blue)

Site Plan

5A. Sheet A1.00

- Revise "EGRESS WALK" to "ACCESSIBLE" where shown from the 2nd building exit.

Revised.

5B. Sheet C100.0

- Revise ADA to Accessible.



5C. Unresolved comments from the third review:

Sheets C1.00, C200.0, & L100.0

- Show gate and fence on this plan background as shown on Site Plan Sheet A1.00. On C200.0, show Knox Box as well.

5D. Sheet A9.00

- Add note to Detail 10: PROVIDE KNOX HARDWARE ON EXTERIOR SIDE OF GATE.

6. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

6A. Sheet A1.00

- The bottom of fence must not impede storm water discharge through swale to curb cut discharge. Include bottom elevation of proposed fence, and clearance to flowline of drainage swale.

Detail 11 on sheet A9.00 has been modified to address this issue.

6B. Sheet C200.0

Please see Civil Engineer's written response

- Aurora Water will allow the fence over the drainage swale on the west side of the building, however, the bottom of the fence cannot impede storm water flows through the swale to the curb cut discharge. Include the bottom elevation of the proposed fence and clearance to the flowline of the drainage swale (minimum of 1 foot clearance from the flowline to the swale to the bottom of the fence).
- Include all private storm infrastructure and underground detention on the utility plans. A drainage easement is required for the underground detention pond.
- How does the service line cross the underground detention? Include a profile of the crossing or relocate the sanitary service around the underground detention.
- A fixture unit table must be submitted with the civil plans to verify the adequacy of the proposed water meter.

A fixture unit count is a product typically produced for permit submittal. We are not yet ready for permitting and have not engaged a mechanical engineer. The floor plan has been provided, with all known fixture location, for your review. Please see Sheet A2.00

6C. Sheet C300.0

Please see Civil Engineer's written response

- Show the sump line for the off-site flows on the utility plan.
- Provide a detail for the underground detention, including maintenance access, and show the sanitary sewer line crossing. Show the private storm and detention on the utility plan.

6D. Sheet L100.0

Please see Civil Engineer's written response

- Make sure trees are not located over the sanitary service line.

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

7A. Provide updated title work.

7B. Show and label off-site easement(s).

7C. Show and label proposed easements by separate document.

7D. Initiate the process to vacate existing easements.

Site Plan



Studio Obermeier ■ Sheykhnet Architecture Inc.

ARCHITECTURE, PLANNING, INTERIOR DESIGN

1635 Blake Street, Suite 100

Denver, Colorado 80202

Phone 303.327.4600

www.osarchitecture.com

7B. Sheets A1.00-C300.0

- **Label the proposed easements.
Provided.**

END OR RESPONSES

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

With kind regards,
OS Architecture,

Aleksandr M. Sheykhnet,
President



January 15, 2018

Gary Sandel Project Manager
City Manager's Office
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
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**Re: Denver Limo (appl # DA-2078-00, Case # 1990-6023-03; 2017-3028-00) / Application
Comment letters dated 12/21/17**

Project: DLS, 91602

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:

2. 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.

2A. Sheet L 100.0

- **Add the plant quantities to the plant schedule.**
Added
- **Add an asterisk and footnote to the Buffer Table that states buffer trees were provided as shrub equivalents.**
Added
- **Add a background to text that overlaps other linework to make it legible.**
Fixed illegible text.

2B. Unresolved comments from the third review:

Sheet L100.0

- **Separate the waiver requests as shown on the cover sheet. The buffer waiver separate from the building perimeter waiver.**
Fixed text to read as cover sheet.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

- **Update the drainage and access easements to be consistent with the underground detention.**
Updated easement.
- **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.**



Updated to be consistent

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

Understood will contact Andy to start process.

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

Drainage easement has to go through landscaping to meet requirements of landscaping plants cannot be removed. Access to can be done without damage to landscaping by front gate and Lockheed street.

- **Provide the dimension of the existing drainage easement. Is this drainage easement still needed? If not needed it could be vacated.**

Drainage easement has changed and re-submitted with this submittal.

4C. Sheet C100.0

Please see Civil Engineer's written response

- **Add a note to address who is responsible for maintaining the private water quality and detention devices.**
- **Drainage arrows are going in the wrong direction. Please revise.**
- **Show slopes.**
- **Add access from the public right-of-way to the underground detention for maintenance.**
- **Add dimensions to the underground detention area. Add an easement that is at least 4 feet around the perimeter of the detention area and includes the outfall and maintenance access.**
- **The slope in the chase drain shall not be less than 0.5%.**
- **Label features as noted on the redlines.**

4D. Sheet C200.0

Please see Civil Engineer's written response

- **Show and label all easements.**
- **Show the underground detention, inlets, pipes and manholes on the utility plan and label as private.**

4E. Sheet C300.0

Please see Civil Engineer's written response

- **Move the drainage sheet to the Engineering Drainage Folder.**

4F. Sheet L100.0

Please see Civil Engineer's written response

- **Show maintenance access locations for water quality devices in the proposed biofiltration swale and pond on the landscaping plan.**

5. Fire / Life Safety (Neil Wiegert / 303-739-7613 / nwiegert@auroragov.org / Comments in blue)

Site Plan

5B. Sheet C100.0

- **Revise ADA to Accessible.**

5C. Unresolved comments from the third review:



Sheets C1.00, C200.0, & L100.0

- Show gate and fence on this plan background as shown on Site Plan Sheet A1.00. On C200.0, show Knox Box as well.

5D. Sheet A9.00

- Add note to Detail 10: **PROVIDE KNOX HARDWARE ON EXTERIOR SIDE OF GATE.**

6. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

6A. Sheet A1.00

- The bottom of fence must not impede storm water discharge through swale to curb cut discharge. Include bottom elevation of proposed fence, and clearance to flowline of drainage swale.

Detail 11 on sheet A9.00 has been modified to address this issue.

6B. Sheet C200.0

- Aurora Water will allow the fence over the drainage swale on the west side of the building, however, the bottom of the fence cannot impede storm water flows through the swale to the curb cut discharge. Include the bottom elevation of the proposed fence and clearance to the flowline of the drainage swale (minimum of 1 foot clearance from the flowline to the swale to the bottom of the fence).

Pulled fence back to easement so the portion of swale used for water quality does not have any fence located above or near.

- Include all private storm infrastructure and underground detention on the utility plans. A drainage easement is required for the underground detention pond.

Revised plan to show underground detention and proposed easement.

- How does the service line cross the underground detention? Include a profile of the crossing or relocate the sanitary service around the underground detention.

Moved sewer line to not cross underground detention on revised plans.

6C. Sheet C300.0

Please see Civil Engineer's written response

- Show the sump line for the off-site flows on the utility plan.
Shown on Revised plan.
- Provide a detail for the underground detention, including maintenance access, and show the sanitary sewer line crossing. Show the private storm and detention on the utility plan.

Sanitary sewer does not cross storm detention. Detail for facility is provided in Preliminary drainage report. Final Civil drawings will also include with final preliminary approval of preliminary drainage facility and report.

6D. Sheet L100.0

Please see Civil Engineer's written response

- Make sure trees are not located over the sanitary service line.

Revised for line to be between proposed trees.



7B. Sheets A1.00-C300.0

- **Label the proposed easements.
Provided.**

END OR RESPONSES

If we can further clarify please call 719-839-0842

Civil & Structural Designer

Daniel J Spiesman

Daniel J Spiesman