

August 17, 2017

Debbie Bickmire
City of Aurora
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Minor Amendment Application – Resubmittal Comment Response Letter
1710 S. Abilene Street – Existing Public Storage Facility
Case Number 1984-6032-03

Ms. Bickmire,

Please find below our responses to the Initial Submission Review for the proposed redevelopment at 1710 S. Abilene Street in Aurora, Colorado from April 27, 2017. As requested, we have also incorporated responses to comments received from the pre-application review meeting dated September 27, 2016. While every effort has been made to address original comments in their entirety, changes to the site plan may have made some comments no longer applicable or required a completely different approach than originally anticipated. To facilitate your review, we have included the original comments in *italicized* font, and have provided our responses in **bold**.

Please do not hesitate to call us at 303-770-8884 if you have any questions related to these responses or this resubmittal. Thank you.

Sincerely,



Zell Cantrell
Galloway & Company Inc.
303-770-8884
ZellCantrell@GallowayUS.com

Cc: Dan Matula - Public Storage
Margee Cannon - City of Aurora (neighborhood liaison)
Gary Sandel - ODA
Tori Green, Patrick Gunn, David Ploense - Galloway & Company, Inc.

PRE-APPLICATION COMMENTS

KEY ISSUES

- **Minor Amendment of the Site Plan:** Your proposal to replace existing self-storage with a modern Class-A structure will not require a new site plan, and can be approved administratively. The existing Turnmar Storage Planned Building Group site plan will need to be updated, and existing landscape will need to be brought into conformance with the approved landscape plan.

RESPONSE: Understood We have provided an updated site plan and landscape plan with this application.

- **Water Meters:** There is an existing 1" and a ¾" meter for the 1710 building. Any service line that will not be utilized in the redevelopment should be disconnected at the city's main. All remaining existing meter pits should be upgraded to current city standards.

RESPONSE: Noted. We have not yet determined which service line will be used going forward. But definitely understand the need to disconnect any abandoned lines at the main and will note as such in our civil construction documents.

PLANNING DEPARTMENT

1. Zoning and Land Use Issue: Your proposal to replace existing self-storage buildings with a new Class-A self-storage building will not require a new site plan. The footprint of the new building is only a 5.7% expansion of gross floor area on the site, which will only requiring a minor amendment to the existing Turnmar Storage Planned Building Group site plan, Case Number 1984-6032-02.

RESPONSE: Understood. Please note that revised scope of work has further reduced the overall gross floor area from the numbers discussed at our pre-application meeting and included in our initial application.

2A. Site Design Issue – Building Height: The maximum allowed building height in a (M-1) Light Industrial Zone is 60 feet. If a building is within 200 feet of a residential zone, the maximum allowable height will adhere to the adjacent residential zone's height. This site is adjacent to (R-2) Medium Density Multi-Family Residential District, which has a maximum allowed height of 35 feet. Please dimension the site plan to show a minimum of 200 foot distance from the adjacent zone to the proposed new building. This is to ensure the maximum allowed height will be 60 feet..

RESPONSE: Understood. Please recall that the residentially zoned property directly south of the Public Storage site is already developed as electrical sub-station with little or no chance of ever being developed into a residential project. Per our discussions, it was determined that even though our proposed redevelopment will likely exceed the 35' maximum height on this adjacent property, our proposed height of 35'-40' is consistent with both existing and future development at this adjacent property.

Please note that we have also added a dimension to the similarly zoned residential property that is adjacent to the Public Storage site further east. Please note this property is outside the 200' residential zone and therefore the 35' height maximum is not applicable.

2B. Site Design Issue - Pedestrian Circulation: Please show the accessible path from the public right-of-way to 60% of the building's entrances. Call out the accessible route on the site plan with a heavy dashed line.

RESPONSE: An accessible path has been proposed from the building to the existing Abilene Street ROW. A heavy dashed line has been used to indicated the route.

2C. Site Design Issue - Operations Plan: As part of your minor amendment submittal, please include an operations plan explaining the hours of operation, how and when customers will have building access, how customers will unload storage items, and the numbers of employees anticipated for the operation.

RESPONSE: Answers to requested operations questions have been noted as follows:

Hours of Operation(Office): 9:30 AM – 6:00 PM, Monday - Friday. 9:30 AM – 5:00 PM, Saturday & Sunday. Note that potential and existing customers have unrestricted access to the business office during regular business hours.

Hours of Operation(Existing Customer Access): 6:00 AM – 9:00 PM, 7 days/week. Existing customers are allowed access to the site and building during the hours noted above via a secure gate and loading lobby separate from the business office. Both the gate and loading lobby are accessible with use of a key pad operated security system. Customers load and unload storage items via the loading lobby which includes elevators which provide service to all three floors.

Total number of employees vary per site, but there is typically only 1-3 employees on site during regular hours of operation.

2D. Site Design Issue - Parking: On-Site parking is required by Section 146-1504 of the Zoning Code. You've indicated that you will provide 24 parking spaces. The zoning code requires one space for each 1.5 employees, plus three spaces located at the registration area. You will also need to provide one additional loading space per 100 storage spaces. Please provide a storage space count as part of your site plan. Accessible parking spaces are required at a minimum of one per 25 standard parking spaces. Bicycle parking is required at 3% of the total required parking, provided with secured inverted-U racks.

RESPONSE: See parking calculations noted below. These same calculations have been incorporated into the Site Data Table on Sheet 01 – Cover Sheet.

Required Employee Parking: 1 parking space/1.5 Employees - 2 parking spaces provided (assumed maximum 3 employees) plus 3 additional spaces adjacent to registration/office area.

Parking/loading for enclosed storage spaces (not directly accessible from outside)
Exact storage unit count not yet available, but based on overall square footage, we believe total count will be less than 700 units. At this time, we are providing 9 parking stalls for loading/unloading or 1.28 stalls/100 storage spaces.

It is assumed no additional stalls are required for existing single story drive-up storage units as space is provided for loading/unloading at each unit.

A total of 14 parking stalls, one of which is accessible, are proposed. Parking for one bicycle is required. We are proposing parking for four bicycles with two bike racks as noted.

2E. Site Design Issue – Site Lighting: *Section 146-1509(H) governs the design of parking lot lighting. Show typical details of lighting on the plan and/or building elevations.*

RESPONSE: A photometric plan (Sheet 11) and photometric details (Sheet 12) indicating proposed lighting levels and fixture types for both site and building has been included in the revised plan set.

3A. Landscape Design Issue – *Prepare your landscape plans in accordance with the approved site plan for the Turnmar Storage Planned Building Group as well as the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.*

Landscape Plan Preparation: Please label all landscape sheets “Not for Construction”. Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans submitted with a site plan or redevelopment plan are used by the City to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans submitted during the Development Application/Contextual Site Plan submittal process must have plant symbols, plant labels with a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.

RESPONSE: Revised landscaping plans have been provided as part of the plan set. Included in the revised landscaping plans are tables that compare the proposed landscaping vs. that of the original Turnmar Storage PBG. We have also incorporated an analysis of existing conditions as well as a comparison to current code.

3B. Landscape Design Issue – Turnmar Storage Planned Building Group: *Due to the nature of this land development, the applicant shall bring their current landscape into compliance with the previously approved landscape plan to include any missing or dead plant material. Code enforcement will review the site during the construction inspection process to determine plan conformity. The installation of ash trees is prohibited due to the impending arrival of the Emerald Ash Borer. If ash trees have been identified for installation and are currently missing from the site, the applicant shall install a different*

deciduous tree species and update the original plant schedule on the landscape sheet as part of the minor site plan amendment process. Ash trees currently installed do not need to be removed and may remain unless in unhealthy condition and a threat to the health, life safety or welfare of patrons or property owners adjacent to the site.

RESPONSE: Revised landscaping plans have been provided as part of the plan set. Included in the revised landscaping plans are tables that compare the proposed landscaping vs. that of the original Turnmar Storage PBG. We have also incorporated an analysis of existing conditions as well as a comparison to current code. No new ash trees have been specified to be installed.

4A. Architectural and Urban Design (Design Standards) – Turnmar Storage Planned Building Group: *Design Standards. Section 146-405 (F) 8 of the zoning code establishes the approval criteria for building architecture and urban design. Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. As a rule, “high quality of design” usually means that architectural details should be continued all four sides of all buildings open to view.*

Staff suggests that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs and changes in parapet height to improve the façade and create an inviting and attractive street presence. Emphasis should be placed on ground floor design. Ground floor designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Use changes in the wall planes, both horizontally and vertically, a variety of durable materials, and quality architecture to create visually interesting buildings. Architectural details shall be continued all four sides of the buildings to reduce the back of house appearance. Staff also recommends limiting the number of windows on the front façade where the storage area is visible.

RESPONSE: Building elevations which include dimensions and material and color call-outs have been incorporated as Sheet 13 – Architectural Elevations of this application. We have also included a material and color board. Proposed elevations include a combination of materials ranging from split face CMU which provides a durable base, to EIFS which allows us to incorporate a variety of vertical and horizontal architectural features, as well as glazing on the more visible facades. Changes in wall and parapet heights are appropriate to the scale of the building. While significant architectural features have not been incorporated into the east elevation, we believe the proposed detail is adequate given the expected visibility of this elevation.

4A. Architectural and Urban Design (Screening of Rooftop Mechanical) – Turnmar Storage Planned Building Group: *Code section 146-1300 states the requirements. Please show the location of any rooftop or mechanical equipment and vents greater than eight inches in diameter on the elevation drawings. All such equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. In either case the screening must be at least as high as the equipment it hides. The following note to be labeled “Roof-Mounted Equipment Screening” must be added to the general notes section of all Site Plans.*

RESPONSE: Dashed lines have been incorporated into the exterior elevations to indicate locations of roof top units(RTUs). Not vents greater than 8” are anticipated. At this time we are not proposing to provide supplemental screening for any of the RTUs as we believe the proposed parapet heights, combined with overall height of building, and proximity of RTUs to perimeter of building will prevent the RTUs from being visible

5. Signage – Turnmar Storage Planned Building Group: *The total allowable square footage of signs is based on a zoning code formula tied to location of the property and building frontage. All ground signs should be at least four feet back from the back of walk and 21 feet back from the flow line. In non-residential areas, ground signs abutting arterial streets may be up to 12 feet high; ground signs abutting other streets and areas are limited to 8 feet in height. Please refer to Article 16 of the Zoning Code for complete regulations. Based on the information you have supplied us; your total sign area should be limited to 340 square feet. You will be allowed up to five individual signs.*

RESPONSE: Locations of the proposed signage, both site and building, have been noted on the appropriate sheets within the revised plan set. Allowable signage areas have been noted on the title sheet and blocked out on the elevations. Proposed location of monument sign has been shown as note 4 on Sheet 03 – Site Plan and appropriate dimensions have been added. A separate signage permit submittal will be provided for review and approval separately.

6. Waivers – Turnmar Storage Planned Building Group: *From the material, you supplied us, it appears that your plans are not sufficiently detailed to determine whether any design standard waivers are involved. If you decide to request any waivers, you must clearly list them in your Letter of Introduction and justify them per the criteria listed in Section 146-405 of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.*

RESPONSE: At this time we do not believe any design waivers are required. If design waivers are required, the owner and applicant will work with staff to provide the necessary waivers.

7. Mineral Rights Notification Requirements – Turnmar Storage Planned Building Group: *Please fill out the Mineral Rights Affidavit / Severed Mineral Rights Notice and supply this document to your Case Manager at the time of site plan submittal sheet of your Site Plan or other drawings on which they occur.*

RESPONSE: We have researched the Arapahoe County Assessor’s Office information as well as the Title Commitment prepared for this property and it appears, to the best of our knowledge that no Mineral Rights Estates Owners or Lessees exist for this property. The applicable “Applicant’s Certificate of Compliance Regarding Minerals” was completed and is included as part of this resubmittal.

➤ **Pre-Submittal Meeting:** *At least one week prior to applying, you will be required to hold a Pre-submittal meeting with your assigned Case Manager to ensure that your*

entire application package is complete and determine your application fee. Please contact your Case Manager in advance to schedule.

RESPONSE: Pre-Submittal meeting was completed one week prior to first submittal on March 16, 2017.

- **Community Participation:** *You are encouraged to work proactively with neighborhood groups and adjacent property owners. Neighborhood groups within a mile radius will formally be notified of this project when submittal has been made to the Planning Department.*

RESPONSE: While we understand the need to potentially work with neighborhood groups or adjacent property owners, given the commercial nature of the surrounding area, we do not feel it is necessary at this time to do so. If concerns are raised once notifications have been provided as noted above, we will proactively pursue neighborhood outreach to address concerns or issues raised by neighborhood groups or adjacent property owners.

- **Neighborhood Services Liaison:** *Your Neighborhood Services Liaison is Marsha Osborn. She has put together a report attached to these notes listing the registered groups within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. It is recommended that you work with the neighborhood organizations that express interest in your project to mediate and mitigate concerns.*

All meetings with neighborhood associations should also include your Planning Department Case Manager so that questions concerning City Code or policies and procedures can be properly addressed. We will record any project-related commitments that you make to the community at these meetings. Additional information about the Neighborhood Liaison Program can be found on the Neighborhood Services page of the city website.

RESPONSE: While we understand the need to potentially work with neighborhood groups or adjacent property owners, given the commercial nature of the surrounding area, we do not feel it is necessary at this time to do so. If concerns are raised once notifications have been provided as noted above, we will proactively pursue neighborhood outreach to address concerns or issues raised by neighborhood groups or adjacent property owners.

- **Forestry Division (Tree Mitigation Requirements):** *Trees on site that are 4" or greater in caliper that will be impacted by development require tree preservation or mitigation. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to the regular landscape requirements. For example, if a 10" tree is removed, 10*

caliper inches must be replaced back onto the site. The use of tree equivalents is not acceptable for tree mitigation.

RESPONSE: A Tree Mitigation Table has been included on Sheet 09 – Landscape Plan. While we have been able to replace several inches of trees throughout the site, we do not believe we will be able to mitigate all trees scheduled to be removed, therefor a fee will need to be calculated.

PUBLIC WORKS DEPARTMENT

- **Traffic Division:** *Designate the 30-foot sight triangles at all access points and intersections. Objects and structures shall not impede vision within these sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13 In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13 page 3 of 3.*

RESPONSE: 30' sight distance triangles have been indicated on Sheet 03 - Site Plan, and Sheet 09 Landscaping Plan.

- **Traffic Division:** *Sight distance criteria as shown on City of Aurora Standard Traffic Detail TE-13 and as detailed by AASHTO guidelines is required.*

RESPONSE: Noted. Sight distance triangles have been indicated on the plans per City of Aurora Standard Traffic Detail TE-13.

- **Traffic Division:** *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: Existing / proposed stop signs have been indicated on the plans and noted to conform to both City and MUTCD current standards. See note 7 under General Notes on Sheet 03.

- **Traffic Division:** *Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study now*

RESPONSE: Noted. The revised site plan indicates a smaller building footprint than previously submitted therefore we believe a traffic study will continue to not be required.

- **Engineering Division:** *Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity.*

RESPONSE: Noted. Curb ramps have been indicated on the site plan where required.

- **Engineering Division:** *Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required.*

RESPONSE: Noted. The existing curb returns at the two access points of the site are existing to remain.

- **Engineering Division:** *Pedestrian Railings will be required at and continuous along vertical separations of 30" or greater or on slopes greater than or equal to 3:1. See Standard Detail S18.*

RESPONSE: Noted. The revised site plan changes the proposed configuration of the stormwater detention pond and sidewalks. A railing is no longer required adjacent to the proposed retaining wall.

- **Engineering Division:** *Retaining walls shown on plans should indicate a height range or indicate a maximum height. Please note that railings have been provided.*

RESPONSE: Noted. The top of wall and bottom of wall have been noted on Sheet 07 - Grading Plan included in the revised set.

- **Engineering Division:** *Gates are required to be setback from the street flow line a minimum of 35-feet or one truck length, whichever is greater.*

RESPONSE: Noted. Proposed gates have been shown on Sheet 03 – Site Plan and are a minimum 35' from the proposed streets.

- **Engineering Division (ROW/PLAT):** *A private cross-access agreement is recommended for maintenance and snow removal. The developer is responsible for establishing this agreement with the adjacent property owner.*

RESPONSE: Note. This is an existing condition, and snow removal has been a joint venture to date. We have asked Public Storage to provide any agreements.

- **Engineering Division (Drainage):** *A drainage letter may be submitted in lieu of a preliminary drainage study. It should state the approved drainage patterns will not be altered from the approved drainage study. Additional water quality capture volume will not be required. Since roof area is increasing and pavement area decreasing, the decrease in overall imperviousness will provide additional storage in the existing detention pond. The letter will need to be signed and stamped by a Professional Engineer licensed in the State of Colorado, and submitted to Engineering at the time of the Planning Department application submittal. A review fee shall be paid to Engineering prior to acceptance of the letter.*

RESPONSE: A drainage letter has been provided with this submittal. Please note that we are requesting variance from the 100 year + ½ EURV storage volume +1' freeboard as indicated within the provided drainage letter. We are proposing to provide the 100-year volume + 1' freeboard, this provides +/- 35% storage in excess to the 100-year volume.

- **Engineering Division (Drainage):** A per-sheet review fee is required prior to beginning the Civil Plan review process. Refer to the Development Review Handbook for all required fee amounts.

RESPONSE: Noted. The requested fee will be provided once this process has begun.

FIRE/LIFE SAFETY / BUILDING DIVISION

- **Addressing Requirements:** All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.

RESPONSE: We have added the building number, to be displayed on the monument signed as seen on Sheet – 03. The revised plans indicate the building number, location of the address numbers, and height of the proposed lettering.

- **Setbacks:** The site plan and civil plans must reflect the setback requirements of the 2015 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015 International Codes please utilize the following hyperlink; ICC Codes Online.

RESPONSE: A table noting required set backs has been added to Sheet – 03. The provided site plans reflect the required setback requirements per the 2015 IBC and fire code.

FIRST SUBMITTAL COMMENTS

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. A response to the pre-app note comments was not included with this submittal. Please review the original pre-app notes, as well as these review comments and provide responses to both.

RESPONSE: Responses to the preapplication comments have been included above.

1B. Please revise the Letter of Introduction to better describe the proposed site changes and expand on the justification and conformance with the approval criteria. See redlines on letter.

RESPONSE: Letter of Introduction has been revised as noted.

1C. The Letter of Introduction states a caretaker's unit will be removed and replaced with a storage building. Please indicate the location of the new drive up storage building.

RESPONSE: Caretakers unit still to be removed, no single-story garage style units to be incorporated into proposed redevelopment. Only new storage is multi-level indoor climate controled at this point in time. Our apologies for the confusion on this item.

1D. Add "Existing" and "Proposed" columns to the Site Data Table. Include all development data from the Turnmar Storage PBG and updated data for the Public Storage Site Plan.

RESPONSE: Existing and proposed columns have been added to the site data table, all data from the Turnmar Storage PBG has been included.

1E. Please fill out the Mineral Rights Affidavit / Severed Mineral Rights Notice and supply this document to your Case Manager at the time of resubmittal.

RESPONSE: We have researched the Arapahoe County Assessor's Office information as well as the Title Commitment prepared for this property and it appears, to the best of our knowledge that no Mineral Rights Estates Owners or Lessees exist for this property. The applicable "Applicant's Certificate of Compliance Regarding Minerals" was completed and is included as part of this resubmittal.

1F. The total allowable square footage of signs is based on a zoning code formula tied to location of the property and building frontage. Although no signage is included in this amendment, please add the signage allowance to the Site Data table as shown on the redlines.

RESPONSE: A sign allowance has been added to the Site Data Table of Sheet 01 – Title Sheet.

1G. Sheet 1, please revise the following:

- Remove address from sheet title.
- Add site outline to Vicinity Map.
- Revise General Site Description to make applicable to this site.
- Add or delete notes as indicated.

RESPONSE: The revisions to the title sheet have been made.

1H. Revise Sheet 3 title to Approved Turnmar Storage PBG.

RESPONSE: Turnmar Storage PBG has been changed to Sheet 06 of the revised plan set. The Sheet 06 title has been revised as noted.

1I. Revise the Limit of Disturbance to extend across the entire western property line. Make sure LOD is consistent on Site Plan.

RESPONSE: The Limits of Disturbance have been revised and are consistent with revised Site Plan.

2. Parking and Loading Issues

2A. The number of required parking spaces is regulated by Code Section 146-1504, Table 15.1. The amount of required parking for self-storage is one space for each 1.5 employees (two spaces for resident caretaker), plus three spaces conveniently located at the registration area. Where self-storage does not provide customer drive-up access, provide one additional loading space per 100 storage spaces. Provide the calculations for required parking in the Site Data table.

RESPONSE: See parking calculations noted below. These same calculations have been incorporated into the Site Data Table on Sheet 01 – Cover Sheet.

Required Employee Parking: 1 parking space/1.5 Employees - 2 parking spaces provided (assumed maximum 3 employees) plus 3 additional spaces adjacent to registration/office area.

Parking/loading for enclosed storage spaces (not directly accessible from outside)
Exact storage unit count not yet available, but based on overall square footage, we believe total count will be less than 700 units. At this time, we are providing 9 parking stalls for loading/unloading or 1.28 stalls/100 storage spaces.

It is assumed no additional stalls are required for existing single story drive-up storage units as space is provided for loading/unloading at each unit.

A total of 14 parking stalls, one of which is accessible, are proposed. Parking for one bicycle is required. We are proposing parking for four bicycles with two bike racks as noted.

2B. Include requirements for handicap and van accessible parking (Section 146-1507) and show in the Site Data table.

RESPONSE: The site data table has been revised to include requirements for handicap and van accessible spaces.

2C. Include required and proposed bicycle parking (Section 146-1508) in the Site Data table. Bicycle parking is required at 3% of the total required parking spaces. Provide a detail for bike rack(s).

RESPONSE: Bicycle parking calculations have been added to the site data table and bicycle racks have noted on the site plan and necessary details added.

2D. Off-Site loading space is required per Section 146-1506. The minimum size of a loading space is 50' in length, 12' in width and 18' in height. Please identify where the designated loading space(s) is on the Site Plan. Loading areas shall not encroach into a fire lane.

RESPONSE: Although larger loading spaces contemplated in the code are not typical of the proposed use, a loading space has been indicated on the site plan along the north side of the proposed climate controlled building. The required dimensions have been noted.

3. Architectural and Urban Design Issues

3A. The site is located within the Florida Station Area Plan (for Transit-Oriented Development), which includes building design guidelines. The standards state, "Blank walls are not permitted on any façade. All facades shall have architectural details that add visual interest." Incorporate more articulation in the building façade, especially the north and south facades. Staff suggests changes in wall planes, both horizontally and vertically.

RESPONSE: Building elevations which include dimensions and material and color call-outs have been incorporated as Sheet 13 – Architectural Elevations of this application. We have also included a material and color board. Proposed elevations include a combination of materials ranging from split face CMU which provides a durable base, to EIFS which allows us to incorporate a variety of vertical and horizontal architectural features, as well as glazing on the more visible facades. Changes in wall and parapet heights are appropriate to the scale of the building. While significant architectural features have not been incorporated into the east elevation, we believe the proposed detail is adequate given the expected visibility of this elevation.

3B. The maximum allowed building height in a (M-1) Light Industrial Zone is 60 feet unless a building is within 200 feet of a residential zone, the maximum allowable height will adhere to the adjacent residential zone's height. This site is adjacent to (R-2) Medium Density Multi-Family Residential District, which has a maximum allowed height of 35 feet. Please dimension the site plan to show a minimum of 200-foot distance from the adjacent zone to the proposed new building. This is to ensure the maximum allowed height will be 60 feet.

RESPONSE: Understood. Please recall that the residentially zoned property directly south of the Public Storage site is already developed as electrical sub-station with little or no chance of ever being developed into a residential project. Per our discussions, it was determined that even though our proposed redevelopment will likely exceed the 35' maximum height on this adjacent property, our proposed height

of 35'-40' is consistent with both existing and future development at this adjacent property.

Please note that we have also added a dimension to the similarly zoned residential property that is adjacent to the Public Storage site further east. Please note this property is outside the 200' residential zone and therefore the 35' height maximum is not applicable.

3C. Provide a materials board that identifies the materials and colors of the proposed building.

RESPONSE: A materials and color board has been included with this response submittal.

3D. Demonstrate the transparency and reflectivity of the windows. Include a sample with the materials board. The visibility of storage unit doors through the front windows is not acceptable. Add details for all proposed lights. Show on plans.

RESPONSE: proposed windows will be fully transparent. No reflectively.

3E. Include a plan with dimensions of the trash enclosure.

RESPONSE: See Single Trash Enclosure Detail on Sheet 05 – Site Details

3F. Demonstrate roof top equipment will not be visible from adjacent properties or roadways.

RESPONSE: Dashed lines have been incorporated into the exterior elevations to indicate locations of roof top units (RTUs). Not vents greater than 8" are anticipated. At this time we are not proposing to provide supplemental screening for any of the RTUs as we believe the proposed parapet heights, combined with overall height of building, and proximity of RTUs to perimeter of building will prevent the RTUs from being visible

3G. Include details for the retaining walls. Make sure materials and dimensions are included.

RESPONSE: See Typical Retaining Wall Detail on Sheet 05 – Site Details

3H. Add details for all proposed light fixtures and show any pole signs on Site Plan sheet and Landscape Plans.

RESPONSE: A photometric plan (Sheet 11) and photometric details (Sheet 12) indicating proposed lighting levels and fixture types for both site and building has been included in the revised plan set. Monument sign location has been incorporated into both site and landscape plans.

4. Landscaping Issues

4A. As discussed at the Pre-app meeting, the site should be in compliance with the Turnmar Storage PBG. This includes all buffers around the site. Please review the existing landscape for compliance and how any missing landscape will be addressed. Compliance with the PBG

and/or current code is expected or a waiver will be required.

RESPONSE: Noted. We have reviewed the Turmar Storage PBG vs. the in place landscaping vs. the current ordinance and have noted the requirement on the landscaping plan. See plant data table on Sheet 09 – Landscaping.

4B. The buffer requirement adjacent to Abilene St. is 25 feet. The buffer is measured from the back of the sidewalk. Design incentives to reduce the required buffer can be found in Table 14.6. The buffer should be planted with 1 tree (or shrub equivalents) and 10 shrubs per 40 linear feet (Section 146-1422). Please add a table to Sheet 4 for the Street and Non-Street Buffers.

RESPONSE: Landscape plan is now Sheet – 09. The buffer requirement along Abilene St has been reduced to 20' due to usage of buffer reduction features. Buffer with appropriate shrub count has been added, and a table with street and non-street buffers has been included on page 9.

4C. Non-street buffers are required per Section 146-1423. Show required buffers at the western end of the site, outside the existing buildings to remain. The buffer landscaping shall include a total number of trees and shrubs equal to one tree and ten shrubs per 25 linear feet of frontage for industrial development. The perimeter of all parking lots shall be screened with one or a combination of methods shown in Section 146-1440. If using plant material, screening shall consist of a continuous row of shrubs planted in a double row at 3 feet on center. Shrubs must reach a minimum of height of 3 feet at maturity.

RESPONSE: Non-street buffer has been added. Double row of shrubs is specified to screen parking area.

4D. Building perimeter landscape of one tree per 40 LF is required per Section 146-1451(D). This is applicable along the west building façade and the north façade. Add a building perimeter landscape table to Sheet 4.

RESPONSE: Building perimeter landscaping has been added to the west side of the building. Please see the revised landscaping plans, and refer to perimeter building landscape requirements on Sheet 09 – Landscape Plans.

4E. Show all existing and proposed easements on the landscape plan.

RESPONSE: All existing and proposed easements have been indicated on the revised landscape plan.

4F. Show existing and proposed pole lights on landscape plan. Include detail for pole lights.

RESPONSE: Existing light poles to remain and proposed light poles have been indicated on the landscape plan.

4G. Please add landscape around trash enclosure..

RESPONSE: Additional landscaping has been added around the trash enclosure.

4H. Show existing and proposed fencing on the Site Plan and the Landscape Plan. Include a detail for new fencing. Code Section 146-1741(E) addresses fencing location, setback and height requirements.

RESPONSE: Existing and proposed fencing has been added to the site plan and landscape plans. The proposed fencing detail has been added to the set. Refer to the fencing and gate details on Sheet 05.

4I. Delete construction related notes. Add the City's standard landscape notes found in the Landscape Reference Manual.

RESPONSE: Landscape construction notes have been removed and the City's standard landscape notes have been added.

4J. Section 146-1430 requires all developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the City Water Dept. will require that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided.

RESPONSE: An Irrigation system will be designed in future submittal to the city of Aurora. A Water usage column has been added to the proposed plant list on the landscape plan.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Kristin Tanabe)

5A. It is difficult to see the extent of the retaining wall. Please shift the LOD line to show the retaining wall

RESPONSE: The LOD has been revised.

5B. Provide a pedestrian railing for retaining wall(s) adjacent to pedestrian areas.

RESPONSE: The location of the proposed retaining wall has been revised and no longer close to pedestrian areas.

5C. Indicate pavement material.

RESPONSE: Pavement material has been noted on the plans.

5D. Show/label drainage easement for pond.

RESPONSE: The drainage easement for the pond has been indicated on the revised plans.

5E. *Show/label existing sidewalk.*

RESPONSE: The existing sidewalk has been labeled.

5F. *Indicate driveway pavement material on Sheet 02.*

RESPONSE: The driveway pavement has been indicated on the site plan.

5G. *Maximum height for detention pond retaining wall is 4 feet.*

RESPONSE: The retaining wall height has been revised to be 4'.

5H. *Label slopes.*

RESPONSE: Proposed slopes have been labeled.

5I. *See Section 4.02.7.08 for requirements for terraced retaining walls*

RESPONSE: Terracing of the proposed retaining walls is no longer required.

5J. *Maintenance access needs to be provided to the outlet structure. How will that work with the walls surrounding the pond?*

RESPONSE: Maintenance access has been provided via a sloped area along the north side of the detention pond.

5K. *Add note indicating storm sewer facilities are private and who will maintain them.*

RESPONSE: A note has been added indicating the storm sewer facilities are private and to be maintained by the owner of the property.

6. Real Property (Darren Akrie)

6A. *There are a number of easements that will have to be released based on your new site plan. Contact Maurice Brooks in Real Property at 303-739-7300 for submittal requirements. Once Maurice has received what he needs, it usually takes 4-6 weeks to complete the process. The site plan and/or plat will not be recorded until these documents are complete and ready to record. Maurice needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline*

RESPONSE: Noted. We will begin to process vacations of easements after review of the site plan. Due to the major site plan revisions requested by our client we are requesting an additional review be performed prior to starting the process of vacating easements.

6B. *Contact Natasha Wade in Real Property at 303-739-7300 or Nwade@auroragov.org for submittal requirements. Once Natasha receives what she needs, it usually takes 4-6 weeks to*

complete the process. The License must be complete and ready to record before we will record the site plan. Natasha needs to have received your packet by the time I receive your next submittal from Planning or the approval may be delayed beyond the proposed date given on your timeline.

RESPONSE: Noted. We will begin the license process after review of the site plan. Due to the major site plan revisions requested by our client we are requesting an additional review be performed prior to starting the license process.

7. Fire/Life Safety (Neil Wiegert)

7A. SHEET 01

1. *In the Site Data Block include the 2015 International Building Code occupancy classification and the construction type of THE structure proposed to be built within this site, and that the building is required to be constructed with an automatic sprinkler system.*

RESPONSE: Noted. Sheet 01 – Cover Sheet has been revised to reflect occupancy classification and construction type of the structure proposed.

2. *Data Table: 22 stalls shown. Add note: 2 ACCESSIBLE, 1 VAN*

RESPONSE: Noted. Please note that overall parking count has been reduced to 14 based on project scope revisions directed by client. We are now showing 1 accessible stalls, which is van accessible.

3. *Replace note #6 with the following:*
ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.

RESPONSE: Noted. Building address has been incorporated into monument sign and noted accordingly.

4. *Provide a Photometric Plan with the next submittal. Add the “accessible route” to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.*

RESPONSE: A photometric plan and details have been included as Sheets 11 & 12 , Photometric Plan and Photometric Details. Accessible path has been shown and minimum lighting levels confirmed.

5. *Include the following note on the Photometric Site Plan:*
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.
ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE

BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

RESPONSE: Referenced text has been included under General Notes on Sheet 9 – Photometric Plan.

6. *Add the following notes:*

18. EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.

19. 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 BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL 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".

20. 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.

21. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.

22. THE 2015 IFC, CHAPTER 33, SHALL BE UTILIZED FOR REQUIREMENTS ASSOCIATED TO BOTH CONSTRUCTION AND DEMOLITION OF ANY STRUCTURE WITHIN THE SITE. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED THROUGH THE CITY OF AURORA BUILDING DIVISION PRIOR TO THE REMOVAL OF ANY STRUCTURE WITHIN YOUR SITE.

23. FOR ASBESTOS ABATEMENT OR REMOVAL, INCLUDING STRUCTURE DEMOLITION, CONTACT THE STATE OF COLORADO DEPARTMENT OF HEALTH, 303-692-2000.

RESPONSE: The above notes have been added to the revised documents.

7B. SHEET 02

1. Show the accessible route of travel on the site plan with a readable dashed line. Accessible exterior routes shall interconnect the public sidewalks of the adjacent public street with:
 - All buildings within this site
 - The accessible parking spaces.
 - Extend the accessible route of travel into, and the length of, the access aisles adjacent to the accessible parking stalls.
 - Accessible passenger loading zones
 - At least 60% of the accessible public building entrances they serve
 - To at least two accessible means of egress (where more than one means of egress is required)

RESPONSE: Accessible path of travel has been shown on Sheet 03 – Site Plan. Accessible path of travel is in compliance with criteria noted above.

2. Provide an accessible ramp in areas where the accessible route crosses a vertical curb and a cross walk in areas where the accessible route crosses a vehicular drive lane. Crosswalks shall be wide enough to wholly contain the curb ramp and shall be painted with white stripes. Minimum width is 36".

RESPONSE: Accessible path of travel has been shown on Sheet 03 – Site Plan. Accessible path of travel is in compliance with criteria noted above.

3. Minimum 36" wide painted cross-walk required where accessible route crosses the fire lane easement.

RESPONSE: No longer applicable as path of travel no longer crosses fire lane.

4. *Provide a 4' manway gate in the area where a fence crosses an accessible route.*

RESPONSE: Revised, see note 19, Sheet 03 – Site Plan.

5. *Provide a placard on the gate reading “GATE TO REMAIN OPEN DURING BUSINESS HOURS”.*

RESPONSE: Pedestrian gate will be free-flowing out bound, and locked for internal entry traffic.

6. *Provide note that any locking device shall be installed as a “Knox-Approved Locking Device.”*

RESPONSE: Noted, please see note number 4 on Sheet 03 – Site Plan.

7. *Indicate if the building address number, "1710" S. Abilene street will be provided on the monument sign, or on the west building elevation fronting primary site arrival point. Use minimum 8" tall characters typically for the monument sign. Use minimum 8" tall characters if on the west building elevation.*

RESPONSE: Yes, see schedule note 4 on Sheet 03 – Site Plan.

8. *Provide a gate plan detail and elevation detail that clearly addresses these requirements:*

- *Show type(s) of gates (sliding, tilt up or swinging) with the direction of operation and opening widths. The minimum opening width must clear the width of the drive aisle. Example for label “23 FT. SLIDING GATE WITH APPROVED KNOX HARDWARE.”*
- *Gates shall be located 35'-0" minimum back from the adjacent street flow line.*
- *The minimum clear opening width of the gating system shall not be less than twenty-three feet (23'-0" [or 26' if required by fire lane easement requirements above]) for two-way traffic.*
- *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 to ensure that if the gate closes during a fire operation any fire hose is not damaged during the closing process.*
- *Show the location of all posts or columns needed to support the gating system on the site plan. the posts or columns cannot encroach into the 23' fire lane or emergency access easement.*
- *Provide sign outside of each gated entryway “ENTERING THROUGH ACCESS FIRE LANE”.*
- *Knox locking devices shall be shown and shall be accessible from both sides of gates.*

RESPONSE: Gate plan and elevation details have been incorporated into Sheet 05 – Site Details. Details show required information as noted above.

9. *Existing fire lane easements to be vacated, and new fire lane easements dedicated that need to meet the following criteria:*

RESPONSE: Understood, please see proposed easement plan on Sheet 04.

10. *Minimum 23'-0" wide fire lane easement on 3 sides of proposed 3-story building (Label as "23' FIRE LANE EASEMENT". If required by Real Property or Traffic Engineering label as "23' FIRE LANE AND PUBLIC ACCESS EASEMENT". If also required by the Utilities Department label as 23' FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT".)*

RESPONSE: The proposed site plan revisions include a 26' fire lane easement on 3 sides of the building please see Sheet 04 easement plan.

11. *Dedicate drive aisle on the front (west) side of building as a fire lane easement.*

RESPONSE: The drive aisle along the west side of the building is no longer applicable as it will be removed per the site plan. Easements to be dedicated once site plan is finalized and prior to recordation of Minor Amendment.

Our intent is to vacate the entire existing emergency access easement and to establish new easements in accordance with the new updated site plan conditions.

12. *Minimum 26'-0" wide fire lane easement on at least 1 side of proposed 3-story building. (Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus roads capable of accommodating fire department aerial apparatus. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building exceeding 30 feet in height.*

RESPONSE: The proposed site plan revisions include a 26' fire lane easement on 3 sides of the building please see Sheet 04 - Easement Plan.

13. *At least one of the access routes meeting this condition shall be located 15 feet minimum to 30 feet maximum from the building, and shall be positioned parallel to one entire side of the building. [2009 IFC D105] Label as "26' FIRE LANE EASEMENT". If required by Real Property or Traffic Engineering label as "26' FIRE LANE AND PUBLIC ACCESS EASEMENT". If also required by the Utilities Department label as "26' FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT".)*

RESPONSE: That condition exists along the north side of the building.

14. *Minimum radius of 29 feet inside and 52 feet outside for all turning elements within the fire lane easements surrounding the proposed 3-story building.*

- No encroachments of curbs, landscaping materials, fences, gates,
- Loading/Unloading areas, or any other encroachments into roadways that are dedicated as fire lane easements.

RESPONSE: Two Auto turn exhibits have been provided that indicating the fire truck path around the existing and proposed buildings within the site.

15. Existing fire lane easements approved to remain at east end of site only

RESPONSE: Noted. Corodination to propose and vacate easements will occur with the City.

16. Coordinating with the Utility Plan comments, the Site Plan shall show and label the locations of all existing and new:

- Fire hydrants
- Fire department connection (FDC). Provide a symbol and label within the legend reading as "FDC W/APP'D KNOX PLUGS". The FDC must be accessible using a minimum 42" wide paved surface.
- Fire riser room and exterior door with minimum 42" wide paved surface access to door
- Knox box symbols and labels must be reflected within the legend and/or on the plan

RESPONSE: The above notes and additional information has been added to the revised plans.

7C. SHEET 04

1. Coordinating with the Site and Utility Plan comments, the Landscape Plan shall show and label the locations of all existing and new:

- Fire hydrants.
- Fire department connection (FDC). Provide a symbol and label within the legend reading as "FDC W/APP'D KNOX PLUGS". The FDC must be accessible using a minimum 42" wide paved surface.
- Fire riser room and exterior door with minimum 42" wide paved surface access to door
- Fire lane easements
- Knox box symbols and labels must be reflected within the legend and/or on the plan.

RESPONSE: The above items have been added to the revised plans.

7D. SHEET 05

1. Add the following Fire Life Safety landscape notes:

1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE

DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.

2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

RESPONSE: The above notes have been added to the landscape notes and details sheet.

7E. SHEET 06

- 1. Indicate if the building address number, "1710" S. Abilene street will be provided on the monument sign, or on the west building elevation fronting primary site arrival point. Use minimum 8" tall characters typically for the monument sign. Use minimum 8" tall characters if on the west building elevation*

RESPONSE: Address text is noted to be incorporated into the proposed monument sign.

- 2. Provide a label and a square symbol with an "X" inside the square to show the location of a Knox box adjacent to the front main entrance doorway to the building and mounted 4-6 feet above finished grade.*

RESPONSE: A square symbol has been added to show the location of the Knox box adjacent to the front main entrance doorway.

- 3. Coordinating with the Utility plan comments: The Exterior Elevations shall show and label the locations of:*
 - Fire Department Connection, "FDC WITH APPROVED KNOX PLUGS"*
 - Fire riser room with permanently affixed "FIRE RISER ROOM" sign detail on the exterior door*

RESPONSE: The above notes have been added to the revised plan set.

7F. SHEET 08

- 1. Provide a label and a square symbol with an "X" inside the square to show the location of a Knox box adjacent to the front main entrance doorway to the building. (Depending on the location of the Fire Riser Room in relation to the main entrance doorway, a second Knox Box may be required adjacent to that door as well.)*

RESPONSE: The location of the Knox box have been indicated on the proposed site plan with an "X" inside a square. Please see sheet 3 – Site plan for details.

- 2. Additional fire hydrant required at the NW corner of site.*

RESPONSE: The proposed site plan has been changed, fire hydrants have been located as required by the International Fire Code.

3. Based on the intended occupancy classification and size of this proposed structure, an automatic sprinkler system will be required per the 2015 International Fire Code, Section 903.2. Therefore, the next submittal shall comply with the following:

1. *FIRE DEPARTMENT CONNECTIONS (FDC): All fire sprinklered buildings require a fire department connection on the front main entrance side or street side of the building. The fire department connection (FDC) must be located within 100 ft. of an available fire hydrant. This device must be fully visible and recognizable from the street or nearest point of fire department apparatus accessibility, and shall be located and arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. Provide a symbol and label for the fire department connection (FDC). The FDC must be equipped with approved Knox hardware plugs. Label the fire department connection as "FDC W/APPROVED KNOX PLUGS".*
2. *FIRE LINE: All fire sprinklered buildings require an on-site fire protection water line to serve the building's automatic fire sprinkler system. The fire line must be supplied by a separate tap on the street's water main and must be supplied by a looped system from the street. The fire line must be shown being stubbed out at 5' from the exterior wall of the fire sprinklered structure. Example for water line label: 6" FIRE LINE DIP (PRIVATE).*
3. *FIRE RISER ROOM: Large building structures must install an exterior door leading directly to the sprinkler riser. The door shall be located near the building fire department connection. This is required to expedite the direct manual control by the aurora fire department over the fire sprinkler system in the event of system activation.*
4. *Provide door location and label as: "FIRE RISER ROOM WITH MINIMUM 42" WIDE PAVED SURFACE ACCESS TO DOOR"*

RESPONSE: Submittal now complies with all listed notes above.

3. *The best locations for FDC, Fire Line, and Fire Riser Room would be at the NW corner of building.*

RESPONSE: The proposed site plan has been modified since the initial submittal. The proposed FDC, Fire Line, and Fire Riser Room are located near the center of the building along the north side.

4. *The existing fire hydrants may be more often exposed to vehicular damage. Therefore, add note:*
FIRE HYDRANTS SHALL BE SUITABLY PROTECTED BY A CURBLINE OR THE USE OF BOLLARDS. THE AURORA FIRE DEPARTMENT HAS ACCEPTED THE FOLLOWING SPECIFICATIONS FOUND IN THE PUBLIC UTILITY IMPROVEMENTS RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS MANUAL, SECTION 23.05.6, STANDARD DETAIL 208 IN PROTECTING FIRE HYDRANTS EXPOSED TO

POTENTIAL VEHICLE DAMAGE. SHOW AND LABEL THE BOLLARD PROTECTION FOR EACH FIRE HYDRANT EXPOSED TO ANY VEHICULAR CONFLICT.

RESPONSE: The above notes have been added to the revised plan set.

7G. SHEET 10

1. *The Bronto F-110 (shown on redlines) is the only type of rig that would be considered for use with an Auto-Turn Exhibit. If this exhibit is resubmitted reflecting this rig, it shall also clearly show the reconfigured fire lane easements requested on the Site Plan. NOTE: Approval of Auto-Turn exhibits is not assured. Each submittal is evaluated on its own merits.*

RESPONSE: Noted. Included with this submittal is the revised Fire Apparatus turning movement exhibit using the Bronto F-110.

8. Aurora Water (Vern Adam)

8A. Label the existing water meter to remain, if that is what is intended.

RESPONSE: The existing water meter within Abilene Street has been labeled to remain. It is unclear if this water meter is for this development, it is assumed that the existing buildings are serviced from the existing 8" fire loop within the site.

8B. Show and label abandonment of public sanitary sewer main extension located on the west side of the site.

RESPONSE: The public sanitary sewer main has been labeled to be removed.

8C. Label existing and/or proposed sanitary sewer service as private.

RESPONSE: The existing sanitary service has been labeled as private.

8D. Label existing public sanitary sewer mains.

RESPONSE: The existing public sanitary sewers have been labeled.

9. Traffic (Victor Rachael)

9A. Show and label all existing signage (stop signs) at all access points.

RESPONSE: The existing / proposed stop signs have been labeled at the access points.

10. Forestry (Jacque Chomiak)

10A. There will be two trees impacted by redevelopment of this site. Below is the list of those trees that will require mitigation. Due to the location and species of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting Fund.

RESPONSE: Note. The site plan has been revised and therefore the trees that will be impacted may have changed. Please review the revised landscaping plan and provide feedback in regards to impacted trees.

We have also incorporated a Tree Mitigation Table into Sheet 9 – Landscape Plan. At this time we are anticipating the removal of 60 caliper inches of trees with 35” caliper inches to be replaced. We will need to calculate a tree mitigation fee for the remaining 25” caliper inches.

10B. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

RESPONSE: Noted. The standard tree protection notes have been added to the landscape notes and details sheet.

10C. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual, page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

RESPONSE: As requested, a Tree Mitigation Table into Sheet 9 – Landscape Plan. At this time we are anticipating the removal of 60 caliper inches of trees with 35” caliper inches to be replaced. We will need to calculate a tree mitigation fee for the remaining 25” caliper inches.

10D. The caliper inches that will be lost are 21”, but only 9” would be required for planting back onto the site. The mitigation value is \$1,284.00.

RESPONSE: Noted. The site plan has been revised and therefore the above mitigation value may be impacted. Please review the Tree Mitigation Table incorporated into Sheet 9 – Landscape Plan. At this time we are anticipating the removal of 60 caliper inches of trees with 35” caliper inches to be replaced.