



07/30/2020

Christopher Johnson
Planner I
City of Aurora
Development Department
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: Responses 2nd Technical Review – Hernandez Trucking – Site Plan
Application Number: **DA-2181-00**
Case Number: **2019-6025-00**

Dear Staff,

Please find below our response to the DRC comments received June 14, 2019. We have addressed the comments with ***bold italics*** letters for your review. Thank you and please call with any questions or needs.

We have reviewed your second submittal and attached our comments along with this cover letter. Since several important issues remain, namely a lack of progress on the Preliminary Drainage Report, your project cannot yet proceed to Planning Commission. Please work with Public Works and submit a second iteration of your Preliminary Drainage Report addressing the comments sent out on June 17, 2019. Once a second submittal of the Preliminary Drainage Report is made, your project will be tentatively assigned a Planning Commission hearing date. ***R/Acknowledged. PDR has been approved since and Civil Plans and FDR signature and facsimile sets have been submitted to the City for approval.***

The remaining issues on the Site Plan can be resolved during a technical review period, pending approval of the project at Planning Commission. As with your first submittal, please include a cover letter specifically responding to each item when you resubmit. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

R/Acknowledged.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7112. ***R/Acknowledged.***

Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review all formatting and completeness comments ***R/ Reviewed***
- Proposed parking area conflicts with building loading area ***R/ It does not. I has been planned to be like that. This is a private storage site. No customers are expected.***
- Continue working with Public Works on your Preliminary Drainage Report ***R/ PDR Approved***
- Please add a streetlight in the indicated location ***R/ Added***
- Provide an elevation and detail of the proposed gate and all other site elements ***R/ Provided in Site Plan Sheet***
- Continue working with Real Property on the dedication of all easements and license agreements ***R/ License agreements and Easements dedications have been completed.***

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. An Amendment Block is still missing from the cover sheet of the plan set. The Amendment Block should be an empty box, approximately 2x2 inches with the title “Amendments” over top. This is required in order to record any potential future amendments to this site plan. It must be included on the next submittal. ***R/ Added.***

1B. The contour lines are not shown on the grading plan. ***R/Shown***

1C. The equal sign in the scale bar on Sheet 7 is not populating on the plans, please fix this. ***R/Fixed***

1D. Change the Title Block on Sheet 7 to be consistent with those on all other sheets. ***R/ Changed***

1E. Is a dumpster proposed for this property? How is trash proposed to be handled? Any outdoor dumpster or trash receptacle is required to be within a trash enclosure. ***R/ There will be no waste generation at this private storage site.***

1F. Site Details must be included in the next submittal, with elevation drawings of gates, fencing, bike racks, trash enclosure, and any other necessary site details. ***R/ Fencing and Gate included. There are no bike racks or trash enclosures on this site.***

1G. The Landscape Plan labels the truck parking area ground coverage as recycled asphalt, but the Site Plan labels it as gravel. Please clarify which material is proposed and be consistent with your labeling. ***R/Corrected to Gravel***

2. Site and Building Design

2A. Please clarify what the indicated letter and number labels on the building elevations are intended to represent. ***R/Clarified on Sheet.***

2B. As there is no curb being provided in front of the building, some form of vehicle barrier must be provided in the parking area. Wheel stops, bollards, or other appropriate mechanism to prevent vehicles from rolling in to the building. ***R/Mountable Curb has been specified at that location.***

2C. The proposed parking area is located in front of the bay doors on the building; is this the best layout for both of these elements? How will this function in day to day operations? Are the doors not intended to be used often? Please clarify this and consider relocating the parking area. ***R/ Door are not intended to be used often, plus this is a private storage site, there will not be any customers coming to the site. The parking is also private.***

2B. Advisory note: Unfinished metal is not permitted as a building material in any zone district. Please be sure that the proposed metal is treated or finished in some fashion. Providing a physical materials sample board prior to the Planning Commission hearing is strongly recommended. ***R/ Acknowledged.***

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal w/

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red lettering)

3A. Sheet 5

- Buffers along the street are measured from the back of walk. **R/ Acknowledged**

4. Addressing (Philip Turner / 303-739-7271 / pcturner@auroragov.org)

The building address is 753 Salida Way, Aurora CO 80011. **R/ Acknowledged**

Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: **Acknowledged**

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

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area.

Please refer to: <http://tinyurl.com/AuroraCAD> **R/ Acknowledged**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Sheet 1 Cover Sheet

5A. The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved. **R/ PDR has been approved already**

5B. Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce the selectability of the items. Address this throughout. **R/Removed**

Sheet 2 Site Plan

5C. The linework for the parking spaces including the accessible space is not showing up on the plans. **R/ Shown**

5D. Advisory note: The pavement section only needs to be included in the civil plans. This section appears thicker than the COA defaults listed in Table 5.01.2.03.2 of the Roadway Manual. Has a geotechnical engineer determined a larger section is needed for your use? **R/ Removed**

5E. The sidewalk easement needs to be 0.5' from the back of walk to allow for maintenance. **R/ Shifted 0.5' offset from edge of walk**

5F. The typical section calls out 5.5' not 6'. Salida is classified as a local roadway and would only require a 5.5' sidewalk. **R/ Corrected**

5G. Please see previous comment regarding the street section. Set the sidewalk back 8' from the flowline to provide the landscape area and dedicate a sidewalk easement for the sidewalk that is outside of ROW. This typical section does not reflect that change. You will have to actually draft the typical section for Salida Way showing where the existing ROW is and then showing the sidewalk easement. Additionally, the sidewalk easement needs to be set a minimum of 0.5' away from the back of walk to allow for maintenance. Also, the existing curb on Salida is vertical curb not mountable. **R/ Corrected**

Sheet 4 Grading Plan

5H. Show location and direction of the emergency overflow. **R/ Shown**

5I. Contours are not shown on the Grading Plan. **R/ Shown**

5J. With no curb provided in front of the building, please add wheel stops, typical. **R/ Mountable Curb Added**

Sheet 5 Landscape Plan

5K. Show/label the 100-year water surface elevation. **R/ Shown and Labeled**

5L. There is also a maintenance access in the indicated area. **R/ Shown**

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Sheet 7 Photometric Plan

5M. Please add a street light at the entrance (SL-1). The street light will be owned and maintained by the City of Aurora and must meet COA standards. Please refer to the draft lighting standards for details. Include a fixture type for the proposed street light on the Site Photometrics sheet. **R/ Added**

6. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

Sheet 5 Landscape Plan

6A. Sight triangles are based on stop sign location (stop sign has been added) no change in planting is required, just shift sight triangle to indicated location. **R/ Corrected**

7. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Sheet 1 Cover Sheet

7A. Please revise to show both "Required" and "Provided" parking counts. See example. **R/ Shown**

Sheet 2 Site Plan

7B. The Knox Box shall be located on the ingress side of the gating system. Typical. **R/ Moved to outside**

7C. Advisory Note: "SIGNAGE AND STRIPING" package shall be included for approval with the Civil Plans, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments. A graphic Tow-Away will be required with the sign package. **R/ Acknowledged**

Sheet 3 Utility Plan

7D. Identify and label required van accessible parking stall. **R/ Shown and Labeled**

Sheet 10 Building Elevations

7E. Please provide a gate detail and elevation. Advisory Note: There must be a 6" clearance across the full width of the gating system, from the bottom of the gating system to the road surface in order to ensure that if the gate closes during a fire operation any fire is not damage during the closing process. **R/ Provided**

8. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Sheet 3 Utility Plan

8A. Please revise to "Removed and disconnected at the main". **R/ Corrected**

8B. The indicated label conflicts with Note 8 in the Utility Notes. Please address this. **R/ Corrected**

9. Real Property (Maurice Brooks / 303-739-72940 / mbrooks@auroragov.org / Comments in magenta)

Cover Sheet

9A. In the Legal Description, add "City of Aurora" before the county information. change to "To be platted as Lot 1, Block 1 The Nartey Subdivision Filing No. 1". **R/ Site is already platted**

Sheet 2 Site Plan

9B. Dedicate all the indicated easements by separate document. Ensure all easement titles and labels are accurate and consistent. License Agreements will be needed for the gate and fence with columns which crosses the Fire Lane Easement and for the wall and fence with columns in the drainage easement. Contact Andy Niquette for easement dedications and Grace Grey for License Agreements. All of these documents must be approved and recorded before the plan set will be sent to the County for final recordation and issuance of permits. **R/ Easements have been recorded and License Agreements Completed**

Thank you,

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A handwritten signature in black ink, appearing to read 'Jose Ramirez', with a long horizontal stroke extending to the right.

Jose Ramirez

Project Engineer II

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