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September 23, 2020

Ryan Loomis  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

Re: **Initial Submission Review** – JAG Logistics Center at DEN Phase 2 – Site Plan with Adjustment and Final Plat  
Application Number: **DA-1903-21**  
Case Number(s): **2018-6044-03; 2020-3038-00**

### PLANNING DEPARTMENT COMMENTS

1. **Planning Comments** (Ryan Loomis / [rloomis@auroragov.org](mailto:rloomis@auroragov.org) / 303-739-7220 / Comments in teal)

#### General Comment

- 1A. The requested Adjustment to allow greater than 60% of the frontage along an arterial or collector street to be parking can be reviewed administratively (Administrative Adjustment) if proper mitigation is provided to help provide screening of the dock doors. The preferred mitigation is additional landscape islands with trees along the frontages and additional buffer evergreen trees. Please also provide cross-sections within landscape plans to demonstrate this, as mentioned in comment #1W below.

**Response: The mitigation is accomplished by a number of design strategies.**

1. **The site design includes berms between the street frontage and loading docks**
2. **A double row of shrubs is provided at the parking edge**
3. **The number of trees proposed has been increased in the street buffer zone**
4. **The number of shrubs has been increased in the street buffer zone**
5. **Cross sections are included in the submittal set.**

#### Redlines to Cover Sheet (Sheet 1)

- 1B. Sheet Index and numbering should be revised so that all sheets are 1-99. Remove the "SP".

**Response: "SP" has been removed from sheet numbers.**

- 1C. Remove reference to "of 99" on all sheets as it creates problems when new sheets are added or removed.

**Response: Reference has been removed from all sheets.**

- 1D. Rename Title Block as "Site Plan with Adjustment" and update on all sheets.

**Response: Title block has been updated.**

- 1E. There is missing information normally included in the Data Block, such as zoning (i.e., AD-Airport District), Porteos Master Plan Planning Area (i.e. PA #6a).

**Response: Missing data has been added.**

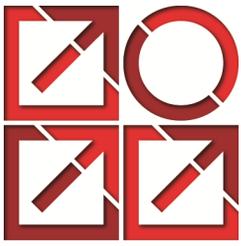
PHONE  
303.738.8877

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[www.igarch.com](http://www.igarch.com)

ADDRESS  
2000 W. Littleton Blvd  
Littleton, CO 80120

- 1F. Replace “Waiver” with “Adjustment” on all sheets. Please also state what code section the adjustment is from (Section 146-4.6.5.A.3.a).  
**Response: Adjustment section of cover sheet has been revised.**
- 1G. Please remove the “Ref. No” from the bottom corner of all sheets. It is not needed.  
**Response: “Ref. No.” has been removed from all sheets.**
- 1H. The parking calculations provided are from the old Code. Please revise all parking and bicycle parking for all 3 buildings according to Section 146-4.6.3.C, Table 4.6-1.  
**Response: Parking calculations have been updated.**
- 1I. Signage should be broken down for each building, such as what was done for parking. Also, it appears that 64th Avenue should also be referenced as a street frontage used to calculate signage.  
**Response: Signage table has been updated.**
- 1J. It appears the Porteos FDP allows up to 100-foot max building height.  
**Response: Building Data Tale has been updated to reflect the 100’ max. allowed building height.**
- 1K. Signature area should allow more room for signatures. Increase signing area and enlarge font.  
**Response: Font has been increased and more space added at signature lines.**
- 1L. Please update trailer bay information.  
**Response: Trailer parking count has been updated.**
- 1M. Provide a more zoomed-out vicinity map so the context of the surrounding area is visible.  
**Response: The vicinity map scale has been changed to show more of the surrounding roads.**
- Redlines to Site Plan (Various Sheets)
- 1N. It appears the adjacent property to the east and north are outside Aurora and in Adams County and Denver, respectively. Please label these jurisdictional boundaries on Sheet 3  
**Response: Adjacent property labels have been updated.**
- 1O Show landscape buffer dimensions and especially show the narrowest width areas.  
**Response: Parking setback and landscape buffer dimensions are shown. See landscape plan for buffer dimensions. See requested adjustment to reduce the eastern, non-street perimeter buffer from 15’ to 12’.**
- 1P. All main entries shall be uniquely identified by using an arcade, covered entry, spandrel glass or similar architectural feature. Also clarify if the central entryways are main entries or fire exits.  
**Response: Main tenant entries are located at the front building corners and are identified by clerestory windows, steel framed canopy, protruding building footprint, and vertical wall**



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**panel extensions. Central entries are for use as emergency egress, fire department access, and secondary tenant entries. Notes have been added to each entry for clarity.**

- 1Q. Please label the area west of Powhatan Road and any area not part of this project as “Not A Part” if this area is not part of this project. Please also gray back those areas.  
**Response: “Not a Part” note has been added and lines have been made gray.**
- 1R. Please label the Sheet # corresponding to the area indicated by the dashed Matchline.  
**Response: Matchlines have been updated to show adjoining sheet number for reference.**
- 1S. Parking stalls shall be 19 feet long and 9 feet wide. They are currently shown as 18 feet long. Please update.  
**Response: Parking stalls are sized correctly, the associated note stated the wrong dimensions. Note has been revised. Typical parking space dimensions have been added to the enlarged site plan sheets.**
- 1T. Clarify and label all property lines. Also show the right-of-way widths for 68<sup>th</sup> Avenue and 64<sup>th</sup> Avenue. The Porteos PIP states that 68<sup>th</sup> Avenue is a 2-lane 66-foot Collector east of Powhatan Road and that 64<sup>th</sup> Avenue is a 4-lane 114-foot Arterial east of Powhatan Road.  
**Response: Boundary information has been provided. R.O.W. widths have been added to the road labels.**
- 1U. On Sheet 12, provide a cross walk where the sidewalks connect diagonally across the parking lot. Same with connection from 64th Ave through parking lot on Sheet 15.  
**Response: Crosswalks have been added at all accessible route crossings.**

Redlines to Site Plan (Sheet SP-14)

- 1V. Clarify what the line is shown along right side of property. Also see same comment on Sheet SP-17.  
**Response: That is a concrete retaining wall, a note has been added to clarify this.**

Redlines to Landscape Plan (Various Sheets)

- 1W. For areas where the truck docks of each building face a public right-of-way (i.e. 68th Ave, 64th Ave, Powhatan Rd,) provide cross sections demonstrating how the berm and landscaping will help screen the truck docks/loading areas. Per mitigation for Administrative Adjustment, please ensure more evergreen trees are provided to help screen. The Porteos FDP states that this will be allowed by case by case basis and this will help determine that.  
**Response: The mitigation is accomplished by a number of design strategies.**
- 1. The site design includes berms between the street frontage and loading docks**
  - 2. A double row of shrubs is provided at the parking edge**
  - 3. The number of trees proposed has been increased in the street buffer zone**
  - 4. The number of shrubs has been increased in the street buffer zone**
  - 5. Cross sections are included in the submittal set.**



Redlines to Elevations (Various Sheets SP-68 thru SP-85, 3-D Rendering)

- 1X. Please include Table 4.8-8 with a scorer on the Elevation Sheets to demonstrate project meets the four-sided building design requirements.  
**Response: Table 4.8-8 has been included, one for each building, placed on sheets 70, 76, and 82.**
- 1Y. Please identify the location of all rooftop equipment using a dashed line behind the parapet so we can verify it is completely screened.  
**Response: RTUs will be part of tenant finish work, but anticipated locations have been added to exterior elevations sheets.**
- 1Z. All main entries shall be uniquely identified by using an arcade, covered entry, spandrel glass or similar architectural feature. Are the entries along center of buildings main entries or just fire exits? Please see entry options table (Table 4.8-9) in Section 146-4.8.7.E and indicate how you meet one of these options for entries.  
**Response: Main entries meet table 4.8-9 option d. with the mass extensions to the east and west, as well as option f. with the most prominent entries located at the building corners. The corner entries also have steel framed canopies which would qualify for option h.**
- 1AA. Along the East and West elevations for all buildings, please install all glazing now, or at least partially (every other area) for highlighted areas instead of “knock out for future glazing.”  
**Response: Glazing is intended to be installed based on tenant need, depending on extent and configuration of office buildout. There is a high likelihood that if this glazing is installed during initial Core & Shell construction it would just open into a warehouse.**
- 1BB. It appears the 3-D rendering could be combined with the Exterior Building Colors Exhibit. A second rendering from another vantage point and colored elevations are also recommended.  
**Response: The exterior color swatches have been added to the AX-1 sheet, and sheet AX-2 has been added with an alternate 3D view as well as a color elevation.**

Redlines to Sheet 86

- 1CC. Remove the specific text from the monument sign on Sheet 86 as signs are approved separately.  
**Response: Sign text has been removed.**

Redlines to Photometric Plan (Sheet SP-99)

- 1DD. All light poles and fixtures are to be silver galvanized metals, but may also utilize some black metal accents per the lighting standards in the Porteos FDP Urban Design Standards. Please ensure all lighting meets Porteos FDP requirements.  
**Response: Acknowledged.**



#### Plat

##### Redlines to Plat

1EE. Provide an overall Plat showing entire area on one sheet, such as the overall site plan shown on Sheet SP-3.

**Response: Each lot is shown on separate sheets.**

##### Redlines to Letter of Introduction

1FF. Address the Approval Criteria for Administrative Adjustments for the parking lot frontage allowance and state how you are mitigating the impacts of this request, such as mentioned in Comment 1A. Refer to Section 146-5.4.4.F.3 for approval Criteria.

**Response: The mitigation is accomplished by a number of design strategies. This has been added to the letter.**

1. **The site design includes berms between the street frontage and loading docks**
2. **A double row of shrubs is provided at the parking edge**
3. **The number of trees proposed has been increased in the street buffer zone**
4. **The number of shrubs has been increased in the street buffer zone**
5. **Cross sections are included in the submittal set.**

1GG. Zoning district is incorrect in the letter, needs to be updated.

**Response: Letter has been corrected.**

#### 2. Landscaping (Kelly K. Bish / [Kbish@auroragov.org](mailto:Kbish@auroragov.org) / 3A03-739-7189 / Comments in teal)

##### General Comments:

2A. Review all intersections for plant heights within the sight distance triangles. See commentary on individual landscape plan sheets.

**Response: Plant species have been changed to match this requirement.**

2B. Dimension and label all existing and proposed easements.

**Response: Proposed easements and existing easements are labeled.**

##### Redlines to Landscape Plan (Sheet SP-48)

2C. Fix the viewport so that the west side of the road is included. Add "Not for Construction" to all landscape sheets.

**Response: Viewport has been corrected.**

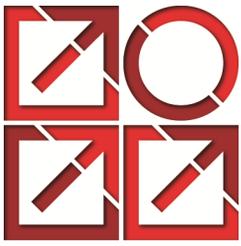
2D. Add the following note: Refer to JAG Logistics Center at DIA Contextual Site Plan DA # 1903-06 for curbside landscape.

**Response: Note has been added.**

##### Redlines to Landscape Plan (Sheet SP-49)

2E. Show the property line as a traditional line type. A long dash and two short dashes.

**Response: Property line has been changed to a traditional property line symbol.**



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- 2F. The parking area requires a heavier screen given the tractor trailers will be parked there and it is highly visible from E. 68th Avenue. While a double row of shrubs is used for a traditional "car" parking lot, that will not screen a tractor trailer lot.  
**Response: Screening in these areas has been increased.**

Redlines to Landscape Plan (Sheet SP-50)

- 2G. While the flower of yucca may get 4' tall, the yucca plant itself will not provide the necessary screening needed for a parking lot.  
**Response: Yucca in no longer included in the plant material schedule.**

- 2H. If using shrubs for screening of a parking lot, there should be a double row provided.  
**Response: Double rows have been added in screening areas.**

- 2I. Grasses are not permitted as a vegetative screen for parking lots in the new Unified Development Ordinance. Please review all parking lot perimeters for this scenario.  
**Response: Grasses have been removed and replaced with shrubs.**

- 2J. Label shown building as Building 1 to coincide with the Non-Residential Building Elevation Table. Also include the square footage.  
**Response: Label has been adjusted.**

Redlines to Landscape Plan (Sheet SP-52)

- 2K. The parking area requires a heavier screen given the tractor trailers will be parked there and it is highly visible from E. 68th Avenue. While a double row of shrubs is used for a traditional "car" parking lot, that will not screen a tractor trailer lot.  
**Response: Additional screening has been added.**

Redlines to Landscape Plan (Sheet SP-53)

- 2L. Add a note as follows: Refer to Porteos Lift Station at Porteos Contextual Site Plan with Waiver DA 1903-12 for curbside landscape.  
**Response: Note has been added.**

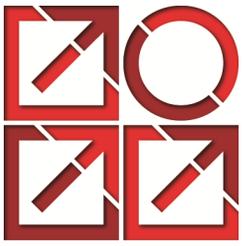
Redlines to Landscape Plan (Sheet SP-54)

- 2M. These larger islands are to have 12 shrubs.  
**Response: Additional shrubs have been placed in island to meet this requirement.**

- 2N. Label as Building 2 to coincide with the Non-Residential Building Elevation Table. Also include the square footage.  
**Response: Building has been labeled.**

Relines to Landscape Plan (Sheet SP-60)

- 2O. Label the retaining wall.  
**Response: Retaining wall in now labeled.**



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- 2P. The shown area appears to be less than 15 feet. See the commentary on landscape table.  
**Response: The location of the line and label has been adjusted to represent 12 feet.**

Redlines to Landscape Plan (Sheet SP-61)

- 2Q. If this is storm sewer, the plant material should be adjusted accordingly.  
**Response: Plant material has been relocated accordingly.**

Redlines to Landscape Plan (Sheet SP-62)

- 2R. Adjust hatch. It is on top of the sidewalk.  
**Response: Hatch has been trimmed.**

Redlines to Landscape Plan (Sheet SP-63)

- 2S. What is the ground plane treatment here? Maybe just handle by adding a note/label call-out. Hatching may obscure the plant material.  
**Response: Edging has been removed. Material is river rock.**

Redlines to Landscape Plan, Notes and Details (Sheet SP-65)

- 2T. Address the notes where indicated.  
**Response: Notes have been changed.**

Redlines to Landscape Charts (Sheet SP-66)

- 2U. Address the various comments as noted.  
**Response: Charts have been updated to new design.**

**3. Addressing (Phil Turner / [pturner@auroragov.org](mailto:pturner@auroragov.org) / 303-739-7271)**

- 3A. 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, including Parcels; Street lines; Building footprints (If available)  
**Response: Submittal will be made as requested.**

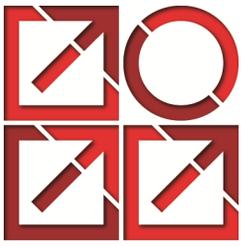
- 3B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)  
**Response: Acknowledged.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**4. Real Property (Maurice Brooks/[mbrooks@auroragov.org](mailto:mbrooks@auroragov.org)/ 303-739-7294/ Comments in pink)**

Redlines to Cover Sheet (Sheet SP-1)

- 4A. Check the names as shown.  
**Response: Signature block names have been revised.**

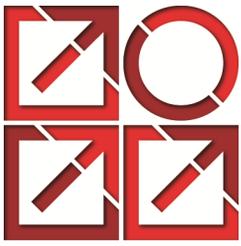


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- 4B. The area shown is not the same area as the plat.  
**Response: Area has been coordinated with Plat.**

Redlines to Site Plan (Various Sheets)

- 4C. Cover the shown area on Sheet SP-4, SP-5, SP-6 with easement, including sidewalk easements.  
**Response: Sidewalk easements have been shown and noted.**
- 4D. Move the trash enclosure out of the easement as shown on Sheet SP-5.  
**Response: Easement has been corrected to be located at the fire hydrant.**
- 4E. Please confirm that this structure may need to be covered by a License Agreement as shown on Sheet SP-3, SP-4, SP-5 and SP-7.  
**Response: All structures will be covered by License Agreements.**
- 4F. Add the record info for utility easement as shown on Sheet SP-8.  
**Response: team has been unable to locate record info for the rectangular utility easement shown on sheet 8.**
- 4G. Add Lot, Block and Plat name where shown.  
**Response: Names have been added.**
- 4H. Match the plat name for private grading easement.  
**Response: Plat showed incorrect name for grading easement, Plat will be revised, no change to Site Plan at this time.**
- 4I. Match the plat radii for fire lane easement.  
**Response: Fire lane easement dimensions have been updated for 26' w. lane and radii have been revised scordingly.**
- 4J. Add the plat boundary bearing, distance and curve data throughout.  
**Response: Boundary info has been added.**
- 4K. Ensure all easements are labeled.  
**Response: All easements have been noted.**
- 4L. Show and label the plat boundary.  
**Response: Plat boundary has been labeled on site plan and enlarged site plan sheets.**
- 4M. Add the Section #9 portion (typ.)  
**Response: Section 9 portion of the legal description has been added to the title block on all sheets.**



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Plat

Redlines to Sheet 1

4N. No Tracts are shown.

**Response: Tracts removed.**

4O. Add name from the Title Commitment.

**Response: Name is correct per title commitment.**

4P. Make boundary more bold.

**Response: Updated.**

4Q. Add all street names within 1/2 mile of the site.

**Response: All known roads are labeled.**

4R. Lot 2, by itself, is bigger than the shown area.

**Response: Area has been updated.**

4S. Copy the highlighted area to the Notes (sheet #2).

**Response: Note 2 has been updated.**

4T. No distance over 1400' along any straight line. See same comments on other sheets.

**Response: Distances have been updated.**

4U. Fix any punctuation errors. See same comment on other sheets.

**Response: Errors have been fixed.**

4V. Send in the closure sheet for the description.

**Response: Legal description has been updated.**

4W. Change the info shown.

**Response: Info has been updated.**

Redlines to Sheet 2

4X. Add the described monuments at each end of the Basis of Bearing line - copy from sheet #1 (description).

**Response: Monuments have been added.**

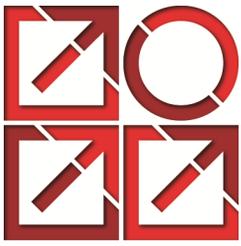
Redlines to Sheet 3

4Y. Label the shown easements. See same comment on other sheets.

**Response: Easements have been labeled.**

4Z. Add lots and blocks where shown. See same comment on other sheets.

**Response: Lot and Block has been updated.**



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4AA. Is City of Aurora label correct along north side?

**Response: Label has been updated.**

4BB. Make easement lines dashed. See same comment on other sheets.

**Response: Easement line types have been updated.**

4CC. Label areas shown as “unplatted”. See same comment on other sheets.

**Response: Unplatted labels have been added.**

4DD. Add R.O.W. width. See same comment on other sheets.

**Response: Widths added. ROW documents describe varying width parcels.**

Redlines to Sheet 4

4EE. The shown easements may be dedicated on this plat; just show in a detail on another sheet.

**Response: Easements have already been submitted through a separate process.**

4FF. Match description for property line as shown.

**Response: Property line has been updated.**

5. **Civil Engineering** (Kristin Tanabe/ [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7431/ Comments in green)

Redlines to Cover Sheet (Sheet SP-1)

5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

**Response: Acknowledged.**

5B. Add the provided note under Site Plan Notes.

**Response: Notes have been added to Sheet 2 as requested.**

Redlines to Site Plan (Sheet SP-3)

5C. Add a note that a Certificate of Occupancy will not be approved until the adjacent public improvements are completed and accepted.

**Response: Note has been added as requested.**

Redlines to Site Plan (Sheet SP-5)

5D. 29' required for 23' wide fire lane.

**Response: Fire lane easements have been revised to 26' wide, with 26' inside and 49' outside turning radii, note has been updated.**

5E. Label curb return radius and curb ramps, typical for all access points off of public right of way.

**Response: Site entry curb radii have been added, curb ramps along R.O.W. have been labeled.**

5F. Dimension drive aisles and parking spaces, typical.

**Response: Dimensions have been added.**

5G. Label/dimension ROW, typical.

**Response: ROW widths have been added to the street labels.**

Redlines to Site Plan (Sheet SP-15, 16)

5H. Remove the shown sidewalk and curb and gutter. Label curb return radius and show/label curb ramps.

**Response: Sidewalk and curb & gutter have been removed at entry points from 64<sup>th</sup>. Curb ramps and curb radii have been labeled.**

Redlines to Site Plan (Sheet SP-17)

5I. Label retaining wall. Indicate material type and max height or a height range. See same comment on Landscape Plan Sheet SP-64.

**Response: Retaining wall has been labeled.**

Redlines to Grading Plan (Sheet SP-18)

5J. Repeat the shown note on all the grading sheets.

**Response: Note has been added to all grading sheets.**

5K. Include a cross section of the proposed retaining wall.

**Response: Retaining wall cross section has been added.**

5L. Include typical sections for drainage channels.

**Response: Typical sections for drainage channels has been added.**

5M. Railing is required on all walls over 30". Structural calculations are required for all cast in place walls with the first civil plan submittal.

**Response: Acknowledged. Railing call out has been added.**

5N. There has not been a submittal for 68th Avenue. This site plan will not be approved until that ISP is ready for approval.

**Response: Acknowledged.**

Redlines to Grading Plan (Sheet SP-19)

5O. Does the drainage easement need to be modified?

**Response: Drainage Easement will be extended to include new addition to the pond.**

5P. Indicate height of wingwalls. Railing required if over 30", typical.

**Response: Height of wingwalls have been added and note indicating railing has been added.**

5Q. Show/label pond maintenance access.

**Response: Pond maintenance access has been added and called out.**

5R. Please make sure all drainage comments are included on the next site plan submittal.

**Response: Acknowledged.**

Redlines to Grading Plan (Sheet SP-20)

5S. Minimum slope away from the building is 5% site plan submittal for 10 feet for landscape areas, minimum 2% for landscaped areas.

**Response: Landscaped areas are sloped at 5% min and impervious areas are sloped at 2% min.**

5T. Show/label drainage easement. An access easement is required from the drainage easement out to public right of way for maintenance access.

**Response: Drainage and access easements are added and called out.**

5U. Maintenance access is required to the top of the outlet structure.

**Response: Maintenance access to the top of the outlet structure has been provided.**

Redlines to Grading Plan (Sheet SP-22)

5V. Indicate height of wingwalls. Railing required if over 30", typical. See same comment on Sheet SP-27.

**Response: Height of wingwalls have been added and note indicating railing has been added.**

5W. Is a cross pan proposed or will this site accept and treat flows from 68th Ave?

**Response: Site will accept and treat flows.**

Redlines to Grading Plan (Sheet SP-24)

5X. Make sure the FFE is visible on each sheet for each building.

**Response: FFE has been added to each sheet containing the building.**

5Y. Provide additional slope labels. See same comment on Sheet SP-27, SP-31

**Response: Additional slope labels have been added.**

5Z. Maintenance access is also required to the top of the outlet structure.

**Response: Maintenance access to the top of the outlet structure has been provided.**

5AA. Show/label drainage easement. An access easement is required from the drainage easement to public right of way.

**Response: Drainage and access easements are added and called out.**

Redlines to Grading Plan (Sheet SP-26)

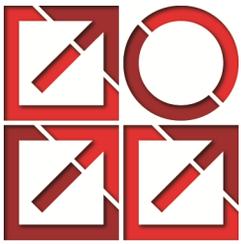
5BB. A minimum 1% slope is required for asphalt pavement.

**Response: Grading has been revised.**

Redlines to Grading Plan (Sheet SP-27)

5CC. A 4% maximum cross slope required for fire lanes. See same comment on Sheet SP-29.

**Response: Grading has been revised.**



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5DD. Where does this pond outlet? Show/label drainage easement, maintenance access.

**Response: Pond location has been revised. Outlet structure, drainage easement, and maintenance access has been added.**

Redlines to Grading Plan (Sheet SP-29)

5EE. Min 1% slope for asphalt pavement. See same comment on Sheet SP-1.

**Response: Grading has been revised.**

Redlines to Grading Plan (Sheet SP-30)

5FF. If everything slopes south, how are flow conveyed at the islands? Typical. See same comment on Sheet SP-31.

**Response: Curb cuts to the islands have been added.**

Redlines to Grading Plan (Sheet SP-31)

5GG. Label slope at access.

**Response: Slope label has been added.**

5HH. Provide railing for retaining wall.

**Response: Callout for retaining wall railing has been added.**

Plat

Redlines to Sheet 3

5II. Access easements are required from the drainage easement to public right of way for all pond maintenance accesses

**Response: Access easement has been added.**

**6. Traffic** (Brianna Medema / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / 303-739-7336 / Comments in gold)

Please contact Brianna Medema for Traffic comments.

**Response: Team has reached out to Brianna Medema to obtain Traffic comments.**

**7. Life Safety** (Mark Apodaca / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / 303-739-7656 / Comments in blue)

Redlines to Site Plan Notes (Sheet SP-2)

7A. Remove note # 17.

**Response: Note has been removed, following notes have been renumbered.**

Redlines to Site Plan (Sheet SP-5)

7B. Provide a 26' wide Aerial Fire Lane within 15' to 30' of the structure per 2015-IFC section D105 for roof surfaces greater than 30' above grade. With inside turning radii of 26' and outside turning radii of 49'. (Show dashed fire lane typical on Site, Utility, Landscape and Photometric Plans.) TYP.

**Response: The 23' fire access easement has been revised to be 26' over the entire site. Drive aisle adjacent to buildings have been widened accordingly.**



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Redlines to Site Plan (Sheet SP-6)

- 7C. Please confirm if this building will be supported with a dedicated fire pump.  
**Response: A fire flow analysis has not been completed for the property but based on the size of the buildings we assume that fire pumps will be required.**
- 7D. Provide Knox Box by each external Riser Room door. (Typical for Site, Utility, Landscaping, Elevation and Photometric Plans.)  
**Response: Note for Knox box at each Fire Riser Room exterior door has been added.**
- 7E. See the comment for fire access doors. Note: Per the 2015 IFC, Chapter 32, fire access doors are required on the sides of buildings. Show and label the fire access doors. Fire access doors shall be keyed for emergency access and the key shall be in all Knox Box locations. (Typical for Site, Utility, Landscaping, Elevation and Photometric Plans.)  
**Response: Fire access doors have been labeled.**
- 7F. See the comment to replace sprinkler with Riser.  
**Response: Room name notes have been revised for all three buildings.**
- 7G. See the comment for Knox Box label.  
**Response: Knox Box note has been revised.**

Redlines to Site Plan (Sheet SP-7)

- 7H. See the comment for fire lane. Note: Light poles cannot encroach into the fire lane easement.  
**Response: The light pole symbol is shown larger than the actual light fixture dimensions, actual fixture will not protrude into easement.**

Redlines to Site Plan (Sheet SP-13)

- 7I. See the comment for trash enclosure. Note: The location of the trash enclosure will potentially interfere with responding personal visually and physically. Please relocate this trash enclosure.  
**Response: Trash enclosures have been reduced in width from 16' to 15' and shifted to one side in order to avoid being located within the easements, which will also provide more clearance from the hydrants.**
- 7J. Please confirm if this building will be supported with a dedicated fire pump.  
**Response: A fire flow analysis has not been completed for the property but based on the size of the buildings we assume that fire pumps will be required.**
- 7K. See redundant comments for Knox Box and riser.  
**Response: Notes have been revised.**

Redlines to Site Plan (Sheet SP-16)

- 7L. Provide Knox Box for main entrance.  
**Response: Knox Boxes are noted at main entrances.**



Redlines to Site Plan (Sheet SP-17)

7M. The provided data block indicates 13 van accessible parking spaces for building 3. Sheets SP-15 & SP-17 show 12 van accessible parking spaces. Verify the required van accessible parking spaces.

**Response: An additional van accessible parking space has been added in the small section of parking located near the southwest corner of Building 3.**

7N. See redundant comments for knox box.

**Response: Note has been revised.**

Redlines to Grading (Sheet SP-18)

7O. See comments for grading in 2 locations. Note: Please provide a detail to verify the percent of slope in the shaded area.

**Response: See area grading plan sheets for percent slopes.**

Redlines to Utility (Sheet SP-33)

7P. Identify the Fire Service Line using the following example: 6" Fire Line PVC (Private).

**Response: Fire service line identification has been revised.**

7Q. See the comment for fire hydrant label. Note: Please adjust so the full label is visible.

**Response: Fire hydrant label has been adjusted.**

Redlines to Utility (Sheet SP-34)

7R. Please show the existing fire hydrant abutting this site.

**Response: Existing fire hydrant is shown.**

7S. See new fire hydrant locations with bollards. Same comment for Sheet SP-35, 36, 73, and 39, 40, 41.46, 47.

**Response: Fire hydrant locations have been updated.**

Redlines to Utility (Sheet SP-35)

7T. See the note on page SP-13. Please relocate the trash enclosure.

**Response: Trash enclosures have been relocated.**

7U. Provide 6" lateral for new fire hydrants locations. Note: Dead-end water lines supplying fire hydrants must maintain a minimum residual pressure of 20 psi for firefighting purposes. See same comment for Sheet SP-36

**Response: 6" laterals have been added to revised hydrant locations.**

Redlines to Utility (Sheet SP-39)

7V. See the comment for fire lane. Note: Continue the 26' fire lane easement to meet the requirements of the 2015 IFC section 503. See same comment for Sheet SP-41, 42, 44

**Response: Fire lane easement has been adjusted.**



Redlines to Utility (Sheet SP-45)

7W. In the legend please provide existing fire hydrant symbol.

**Response: Existing fire hydrant symbol has been added to legend.**

Redlines to Elevations (Sheet SP-68)

7X. Provide a label for fire access doors.

**Response: Fire Riser Room exterior doors have been labeled.**

Redlines to Elevations (Sheet SP-70)

7Y. See comments for FDC & Riser Room Door.

**Response: FDC and Fire Riser Room exterior doors have been labeled.**

Redlines to Elevations (Sheet SP-71)

7Z. Label and show the painted steel stair with painted steel guardrail and handrails. TYP.

**Response: Stairs have been shown and noted on exterior elevations.**

Redlines to Details (Sheet SP-86)

7AA. See updated sign details.

**Response: Sign details have been revised/ added.**

7BB. See comment for accessible parking detail.

**Response: Accessible Parking Detail has been renamed as requested.**

Redlines to Photometric Plan (Sheets SP-90, 91 & 92 of 99)

7CC. Please adjust the lighting to maintain minimum 1 ft candle to all exterior accessible routes and accessible parking spaces.

**Response: The lighting has been adjusted to maintain a minimum of 1 footcandle to all exterior accessible routes.**

Plat

Redlines to Sheet 4

7DD. Provide a 26' wide Aerial Fire Lane within 15' to 30' of the structure per 2015-IFC D105 for roof surfaces greater than 30' above grade. With inside turning radii of 26' and outside turning radii of 49'.

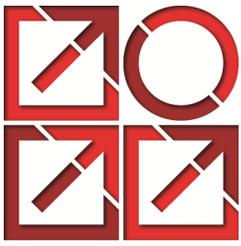
**Response: Fire lane easement has been updated.**

**8. Aurora Water (Casey Bollard / [cballard@auroragov.org](mailto:cballard@auroragov.org) / 303- 739-7382 / Comments in red)**

Redlines to Grading Plan Sheet SP-20

8A. Permanent structures such as trash enclosures are not allowed within utility easements. Typical for all utility easements.

**Response: Trash enclosures and utilities have been moved to avoid conflict.**



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Redlines to Grading Plan (Sheet SP-24)

8B. License agreement is required for any private utility crossing the utility easement. Typical for all crossings.

**Response: Acknowledged.**

8C. Due to length of the maintenance path a hammer head or other turn around is required.

**Response: Turn around has been added.**

8D. Extend access to top of outlet structure.

**Response: Access to top of outlet structure has been added.**

Redlines to Grading Plan (Sheet SP-27)

8E. Recommend adjusting the light pole location to avoid conflicts with the culvert.

**Response: Light pole has been moved.**

8F. Clarify if there is an outlet for this pond.

**Response: Pond outlet structure has been added.**

Redlines to Utility Plan (Sheet SP-35)

8G. The valve for fire service is to be within the utility easement.

**Response: Gate valve location has been moved to be included in utility easement.**

8H. See previous comments regarding permanent structures in utility easements.

**Response: Trash enclosures and utilities have been moved to avoid conflict.**

8I. Include a valve on the east leg of the hydrant lateral fitting.

**Response: Valve has been added.**

8J. Advisory Comment: Civil plans are to include necessary information including which pipe is crossing over the other, top and bottom of pipe crossing. This can be done in a table format to avoid cluttering the plan view. Typical for all utility crossings.

**Response: Acknowledged.**

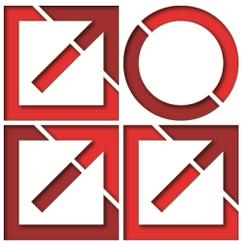
8K. Maintain 10-feet of separation between the water and storm mains.

**Response: 10' separation is maintained.**

Redlines to Utility Plan (Sheet SP-36)

8L. Based on new hydrant requirements a water main within the site should be installed to provide the additional hydrants. This is to limit the number of connections to mains larger than 12-inches.

**Response: Water main has been added and hydrant locations have been revised.**



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Redlines to Utility Plan (Sheet SP-37)

8M. There should be a 12x12 tee with a reducer on the west leg. See same comment on Sheets SP-41, 44, 45.

**Response: 12x12 Tee and a reducer has been added.**

8N. The shown valve can be removed. See same comment for SP-47.

**Response: Valve has been removed.**

Redlines to Utility Plan (Sheet SP-39)

8O. It may be beneficial to combine the two utility easements when they overlap.

**Response: Easements have been combined.**

Redlines to Utility Plan (Sheet SP-40)

8P. Private utilities can cross utility easements with a license agreement, but we do not allow private utilities to run parallel in a utility easement.

**Response: Private storm has been revised to being in the utility easement.**

8Q. Provide access to all manholes. This includes storm and sanitary.

**Response: Access to manholes has been provided.**

8R. Dimension distance between storm and sanitary mains.

**Response: Dimensions have been added.**

Redlines to Utility Plan (Sheet SP-41)

8S. Adjust water and easement to avoid the private inlet being in the utility easement.

**Response: Waterline has been adjusted.**

Redlines to Utility Plan (Sheet SP-42)

8T. Has work been done to determine this main needs to be 16-inches?

**Response: Water demands have been calculated see master utility report.**

Redlines to Utility Plan (Sheet SP-43)

8U. Valves for private fire services are to be next to the main. This separates the private fire service from the public main.

**Response: Fire main valves have been relocated next to the main.**

8V. See previous comments regarding dimensioning distances between utilities and private utilities within utility easements.

**Response: Dimensions have been added.**

Redlines to Utility Plan (Sheet SP-44)

8W. Move the shown valve west towards the tee fitting.

**Response: Valve has been moved.**



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Redlines to Landscape Plan (Sheet SP-57)

8X. Trees are not to be placed on top of utilities including storm culverts.

**Response: Trees have been moved.**

9. **Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / 303-571-3306)

9A. See attached letter dated August 28, 2020.

**Response: Acknowledged, requested submittal will be made.**

10. **Century Link** (Don Davalos / [Don.Davalos@CenturyLink.com](mailto:Don.Davalos@CenturyLink.com) / 720-219-4160 )

10A. See attached letter dated August 21, 2020.

**Response: Acknowledged.**

11. **Public Service Company of Colorado Transmission Pipeline(s)**

11A. See attached letter

**Response: Acknowledged.**