



1745 Shea Center Drive, 4th Floor
Highlands Ranch, Colorado 80129
www.vermilionpeak.com
720-402-6070

October 8, 2020

W. David Barrett
City of Aurora
Planning and Development services
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

**Re: R&L Carriers
Case Number 2005-6031-05**

Mr. Barrett,

The following is in response to comments received from you dated September 28, 2020 regarding the first submittal of the SDP Amendment for this project. Your comments are in italics and our responses follow.

Life Safety

See comments in Blue on the site plan. Contact Mark Apodaca for specific questions about his comments.

All redline comments have been addressed.

Page One

2. *Does this total include the new parking spaces?*

Yes.

3. *Per the 2015 IBC table 1106.1 will require 7 accessible parking spaces and 2 of them must be van accessible.*

This has been revised to address the additional accessible parking.

Page Two

4. *Please indicate if these gates are existing or new and provide a label similar to the label being shown on the snippet below.*

All gates are now labeled as existing.

5. *Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops).*

All exterior accessible routes are now shown and labeled.

6. *Provide a photometric sheet to verify minimum 1 ft candle to all exterior accessible routes.*

A photometric plan is included in the revised plan set.

7. *Identify the van accessible spaces.*

Van parking is now shown and labeled.

8. *Has this gate been removed or modified? Sheet 4 indicates that this gate has been relocated. Please indicate if this gate is existing or new and provide a label similar to the label being shown on the snippet below.*

All gates are now labeled as existing.

9. *Has this gate been removed or modified? Sheet 4 indicates that this gate has been relocated. Please indicate if this gate is existing or new and provide a label similar to the label being shown on the snippet below.*

All gates are now labeled as existing.

10. *Please verify fire hydrant location and only show existing fire hydrant.*

Hydrant locations have been clarified.

11. *To ensure that no materials are being stored or vehicles parked in the 23' fire lane easement cross hatch the shaded area.*

No changes are proposed to the fire lanes. Current signage was approved by William Polk in 2019.

12. *Please label the gate using the similar to the label being shown on the snippet below.*

All gates are now labeled as existing.

13. *As indicated by the Google images, it appears that the fire lane is being encroached upon by trailer storage. It is recommended that this area be addressed in this site plan amendment to resolve this current violation to remove these storage encroachments to the fire lane easement.*

The fire lane should be clear now.

Page 4

14. *Our records show a second address for the building addition. Please contact Phil Turner in the Planning Department to resolve the addressing issue.*

We have discussed this with Phil.

15. *Updated fire lane sign details and notes. See page four for six notes.*

Details and notes have been updated.

16. *Updated accessible parking sign detail.*

Signage has been updated.

B. Civil Engineering

1. *See comments in Green on site plan.*

All redline comments have been addressed.

Page Two.

2. *Label retaining wall. Indicate material type and max height or a height range*

Retaining wall has been labeled.

3. *Maintenance access is required to the top of the outlet structure at all times (even when the pond is full). The maintenance access to the top of the outlet structure must be outside the pond bottom.*

A maintenance path is now provided to the top of outlet structure.

4. *Label existing easements.*

Easements have been labeled.

Page Three

5. *Railing is required for all walls over 30" in height. Label railing where applicable.*

A railing is now shown.

6. *Show adjacent site accepting emergency overflow*

Adjacent site is now shown and labeled.

7. *This text is too small. A minimum of 0.1" is required on most plan submittals.*

Text size has been enlarged.

8. *The drainage easement needs to extend to the extent of the 100-year ponding surface.*

The drainage easement and ponding limits now match.

9. *An access easement is required from the drainage easement to public right of way*

An access easement is now provided.

10. *Dimension the proposed parking stalls, drive aisles, etc.*

Proposed parking has been dimensioned.

C. Water Ryan Tigera

1. *See comments in red on the site plan.*

All redline comments have been addressed.

Page four

2. *I&M Plan required to be signed and notarized prior to civil plan approval for this pond.*

Noted.

3. *Confirm this label is correct. Aurora Water GIS shows the outfall as an existing 18 inch RCP.*

12" is the correct size.

4. *Label existing and confirm a 1.5 inch service serves a 2 inch meter.*

The plan is correct. It is actually showing that a 2" meter then splits into two 1-1/2" service lines to provide water to two separate buildings.

If you have any further questions or comments, please do not hesitate to contact me.

Sincerely,

Brian Krombein, PE, PLS
Vermilion Peak Engineering