

Plan Check Clarification

Date:	August 21, 2020	Project Name:	Manheim – Inspection Canopy
To:	Juliana Berry City of Aurora	Project No.:	DCS19-4096-00
		From:	Steve Smith
Subject:	Site Plan Amendment / Replat Comment Response	Plan Check No.:	1991-6022-17 / DA-1218-04

The following corrections for the above referenced project were completed and can be located as indicated:

Corrections:

Site Plan Amendment:

1. Completeness and Clarity of the Application

1A. Sheet 4

- Correct overlapping symbols - **Corrected**
- Fix the 8?" water label per redline comments - **Corrected**
- Clarify which building the 2 proposed "No Parking Fire Lane" signs are to be attached to (no building outline or label is shown) – **Corrected note for clarity**
- Label the dimensions of the canopy on the shape, and include the height in the label – **Information added**
- Add detail insets of: - **See added sheet number 5 for information**
 - Bollards
 - Fire Lane Signs (see Fire/Life Safety redlines)
 - Gates (see Fire/Life Safety redlines)
 - Canopy including color and material
- Ensure that the Legend only reflects what is actually shown on the sheet - **Corrected**
- Outline the site parcels on the Key Map, and hatch in the relevant area more prominently - **Corrected**

2. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

2A. Sheet 4

- Please add the highlighted Fire Lane Sign and Posting Details - **added**
- Set all Fire Lane signs at a 30° to 45° angle, per Posting Detail #3 – **note added**
- Label the Fire Lane radii as 29' inside and 52' outside, as indicated in two places – **added as requested**
- Please add Gating Details, and add the following Notes for each of the two 23' Sliding Gates' details: - **Notes added**

- The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- An encroachment into or over a fire lane easement will require the developer to obtain a license agreement through the Real Property Division of the Public Works Department: Please call 303-739-7300.
- Label both gating systems as follows: “23’ Manual Sliding Gate with Approved Knox Hardware” – **Added as requested**

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

3A. FYI: The proposed Water Main will need Civil Plan submission, including possible calculations on the hydrant lateral to assure that minimum pressures can be met. - **Understood**

4. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

4A. Contact Andy Niquette at aniquett@auroragov.org to commence dedication of fire lane easements as well as for the gates crossing the fire lane. - **Understood**

4B. Contact Grace Gray at ggray@auroragov.org to commence the license agreement process. - **Understood**

Replat:

1. Completeness and Clarity of the Application

1A. As a reminder, the City has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city’s Enterprise GIS. Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final Plat mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards, including templates and required layer file labeling, at <http://tinyurl.com/AuroraCAD>. Email your Case Manager the appropriate Plat file before submitting your final Plat mylars. Once received, the City’s AutoCAD Operator will run an audit report and your Case Manager will let you know whether the file meets or does not meet the City’s CAD Data Submittal Standards. Please email CADGIS@auroragov.org for questions or more detailed instructions.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

2A. Sheets 2 and 3

- Add the indicated radii to the Curve Tables

Response: Radii have been added to the curve table as requested.

3. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

3A. Adjust the sheet and margin sizes to match Adams County requirements.

Response: Revised as requested

3B. Correct the title wherever it appears per the redline comments

Response: Revised as requested

3C. Sheet 1

- Combine the second and third paragraphs of the legal description to reflect Lots 1 and 4

Response: Revised as requested

- Check the owner name in Adams County records and revise if necessary

Response: Please see the attached updated title commitment that is reflected the Ownership that is reflected on the cover sheet.

- Add all public street names within ½ mile of the site to the Vicinity Map

Response: Revised as requested

3D. Sheet 2

- Add the record distances and curve data from the previous plat

Response: Revised as requested

- Ensure that distances along lengths add up to the total overall distance

Response: Revised as requested

3E. Sheet 3

- Add T, R, P.M. to the Found Sections, and label all Section Corners

Response: Revised as requested

- Add a scale bar and ratio

Response: Revised as requested

- Limit decimal details to two numbers

Response: Revised as requested

- If necessary, revise the coordinates at the South Line Southwest Quarter Section 28 per the redline comment

Response: Revised as requested

3F. Include the State Monument Record for the aliquot corners used on the plat with the second submission.

Response: Monument Record has been included as requested.

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3G. Contact Andy Niquette at aniquett@auroragov.org to commence dedication of the off-site portion of the fire lane easement.

Response: Understood.