

HCI ENGINEERING

A division of
HABERER CARPENTRY INC.

Date: January 17, 2020

To: Aurora Office of Development Assistance 15151 E. Alameda Parkway, Suite 5200 Aurora, CO 80012	From: HCI Engineering 621 Southpark Drive Suite 1600 Littleton, CO 80120
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Attn: Mark Geyer

RE: Altec Industries – Response to 1st Submittal Comments

Dan,

The following are our responses to the comments generated from the 1st Submittal review.

Planning Department

1. Community Questions, Comments and Concerns

- A. Rick Crandell (Colorado Freedom Memorial has no questions, comments or concerns with this application
RESPONSE: Noted.
- B. Please verify that note 15 on the cover sheet of the site plan is still attainable. (Buckely notification if extending equipment structures or apparatus above sea level of 5550 feet).
RESPONSE: We have discussed it with the Owners and the notification requirement will still be attainable as it has in the past.

2. Completeness and Clarity of the Application

- A. Please create a new Site Details sheet. This should include the bike rack detail, handicap accessible signage and striping for the handicap accessible space. Additionally, the fence details shown on the cover sheet should be moved to this new sheet for clarity.
RESPONSE: New grading and detail sheet has been created. The Fence details were presented during the original application. The detail was left on the Landscape Plan but marked up per comments.
- B. Please provide a new grading and utility plan sheet as part of this amendment. This must reflect comments from Civil Engineering and Aurora Water.
RESPONSE: New Plan has been included.
- C. Please add an amendment delta as shown in the redlines for the landscaping changes.
RESPONSE: Amendment delta added.
- D. The hard surface area, landscape area, and native grass area must be updated in the Site Plan Data block per this amendment.
RESPONSE: Site data table has been revised.
- E. The underlying 6" Avenue Improvements phasing section on the cover sheet of the Site Plan must be moved to another sheet for clarity. Please move it to the new Site Details sheet.
RESPONSE: This section has been moved to the new Grading Plan.

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- F. Correct “one” to “on” in the new notes on the cover sheet.
RESPONSE: Text has been revised.

3. Zoning and Land Use Comments

- A. Please update the Present Zoning Classification in the Site Plan Data block to I-1 per the new Unified Development Ordinance (UDO).
RESPONSE: Zoning has been revised.
- B. Update all the surrounding zone districts shown on sheet 3 as shown on the redlines.
RESPONSE: Zone districts have been revised.

4. Parking Issues

- A. Include the new bike rack and concrete pad location on the landscaping sheet. If any landscaping is removed due to this new pad, it must be replanted on-site.
RESPONSE: Bike rack and concrete pads have been added to the landscape plan.

5. Architectural and Urban Design Issues

- A. The fence height must be 9-feet, please revise per UDO section 146-7.7.8.B.2.
RESPONSE: The detail has been revised.
- B. Move the fence details to the new Site Details sheet.
RESPONSE: These details were presented with the original application. The details have been left on the Landscape Plan but marked up per comments.

6. Signage Issues

- A. Revise the Permitted Maximum Sign Area in the Site Plan Data block to 100 s.f.
RESPONSE: Sign area has been revised.

7. Landscaping Issues (David Barrett / 303-739-7133 / wbarrett @auroragov.org)

- A. The landscape calculations table must be updated per this amendment.
RESPONSE: The table has been revised.
- B. Please verify with Kelly Bish whether the landscaping of the new detention pond is required per the Pre-App Notes (303.739.7189).
RESPONSE: Per conversation with Kelly on 12/20/19, landscaping will not be required.
- C. Please verify and add the size of the Ponderosa Pine Shrubs in the Plant List Information table.
RESPONSE: The table has been revised.

8. Addressing (Phil Turner / 303-739-7357 / pturner @ auroragov.org)

- A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.
RESPONSE: CAD has been included.

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Referral Comments from Other Departments and Agencies

9. Civil Engineering (Kristin Tanabe / 303-739-7306 / KT anabe @auroragov.org / Comments in green)

- A. A drainage report is required with this Site Plan amendment. Please contact 303.739.7335 to create a Civil Folder for the drainage report. Review fees will apply. The minor amendment will not be approved by Public Works until the drainage report is approved.
RESPONSE: The drainage report has been submitted separately.
- B. Civil Plan revisions are also required. Please begin this revision process. The Site Plan amendment will not be approved until the Civil Plan revision process has begun and any major issues are resolved.
RESPONSE: Civil plans are being submitted separately.
- C. Add the following note to the Required Site Plan Notes on the cover sheet: "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer."
RESPONSE: Note has been added.
- D. Add the following note regarding the outdoor storage area: ""The property owner/developer shall maintain the dust free surface as provided within the Site Plan. Otherwise if the property owner/developer fails to maintain the dust free surface as identified within the Site Plan and fails to correct the condition after notification of the condition, the property owner/developer agrees to remove it and replace it with an improved surface such as concrete or asphalt within the specified time of notification."
RESPONSE: Note has been added.
- E. A new grading plan is required with this amendment.
RESPONSE: A new grading plan is included in the plan set.
- F. The drainage easement needs to include the functional portions of the pond (including the freeboard) and the pond maintenance access, and the easement needs to tie to the public right-of-way. Show and label the pond maintenance access.
RESPONSE: Drainage Easement boundary has been revised.
- G. Public improvements need to be shown on this plan. A note alone is not sufficient.
RESPONSE: 5'x5' passing pads are now shown.

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

- A. Show sight triangles compliant with COA STD TE: 13-2 at site access points and review the placement of improvements along the frontage to be compliant with sight triangles.
RESPONSE: Sight triangles are now shown.

11. Fire / Life Safety (Ted Caviness / 303-739-7628 / tcavines @auroragov.org / Comments in blue)

- A. Provide a detail sheet including accessible signage and handicap accessible striping. For additional Site Plan details, see Planning Comment 2A.
RESPONSE: An updated handicap striping detail has been added to the new sheet.
- B. Provide a Photometric Plan with exterior accessible egress identified with a heavy dashed line.
RESPONSE: Per emails dated 12/20/19, Photometric plan will not be required.

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- C. Verify the minimum 29-foot inside and 52-foot outside turning radii within the 23-foot Fire Lane.
RESPONSE: Radius dimension has been added to easement.

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

- A. Per Public Works comments, an access easement needs to be provided for pond maintenance.
RESPONSE: A new drainage easement is now proposed.

13. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak @ auroragov.org)

- A. According to the Response to Pre-App Notes document submitted, there will be no trees disturbed with this development. No tree mitigation will be required.
RESPONSE: Noted.

14. Parks Recreation and Open Space (Curtis Bish / 303-739-7131 / cbish@auroragov.org)

- A. Negative Offsite Impacts: Have any mitigation measures, such as changes to your operations plan and/or physical features of the proposed Site Plan amendment, been incorporated to eliminate or minimize the effects upon the Colorado Freedom Memorial?
RESPONSE: No effects are expected to the Colorado Freedom Memorial.

Thank you for consideration of these plans.

Sincerely,



Garrett Goodlin, Project Engineer