



Planning Division
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August 31, 2021

Brett Ellen
Consolidated Investment Group
18 Inverness Place East
Englewood, CO 80112

Re: Second Submission Review - Brand Safway – Site Plan Amendment

Application Number: DA-1363-04
Case Number(s): 1984-6066-13

Dear Mr. Ellen:

Thank you for your second submission, which we started to process on Friday, August 13, 2021. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, September 15, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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.

Your estimated administrative decision date will be determined based on comments received with the resubmittal.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541.

Sincerely,

Rachid Rabbaa
Planner I
City of Aurora, Planning Department

cc: Lisa Peterson - Hammers Construction 1411 Woolsey Heights Colorado Springs CO 80915
Rachid Rabbaa, Case Manager
Filed: K:\SDA\1363-04rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Pedestrian access from E. 22nd Avenue needs to be provided to the main building entrance.
- See the comment redlines from Landscaping regarding fencing and landscape tables. (See Item 4)
- See the comment redlines from Civil Engineering regarding the Drainage upload and proposed improvements. (See Item 5)
- See the comment redlines from Life Safety regarding fire lanes and accessibility. (See item 6)
- Contact Andy Niquette at dedicationproperty@auroragov.org and releaseseasements@auroragov.org for the easement concerns. The redlines and comments on the site plan from Real Property regarding easements and license agreements. (See Items 7 & 8)
- See the comment redlines from Aurora Water regarding license agreements and fire pump house. (See Item 9)
- See the comment redlines from Traffic Engineering regarding sight triangles and accessible path and ramps. (See Item 10)
- Address all redlines on the Site Plan document.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1A. No additional comments were received regarding the resubmittal.

Respond to the comments in your resubmission.

2. Zoning and Land Use Comments

2A. This is a repeat comment. Pedestrian Access from E. 22nd Avenue needs to be provided to the main building entrance. Show this with a thick dashed line to the building entrance.

3. Signage Issues

3A. If any monument signs are proposed their footprint and location must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on the Architectural Details page. All monument signs must comply with City code.

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

Sheet L1.1

4A. Update the landscape tables per the comments provided.

4B. Update the plant legend to reflect 2" ornamental trees.

4C. Add the requirements of 1 tree and 10 shrubs per 4,000sf above the 100-year water surface elevation. Add the square footage area. It should be around 12,439.93. See Sheet 3.1 Detention Pond Plan.

4D. Either 3 trees and 31 shrubs or shrub equivalents provided as trees for a total of 6 trees.

Sheet L1.4

4E. Call out/label the fence being provided along the Highline Canal.

Sheet L1.5

4F. Call out the fence being provided along the Highline Canal

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham/ jbingham@auroragov.org / 303-739-7431/ Comments in green)

The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

Make sure drainage documents are uploaded by the engineer to the Civil DR folder, after the first submittal, and not the planning DA folder. The drainage documents are not reviewed in the DA folder.

**Sheet C1**

- 5A. Remove from legend
- 5B. 4.3' tall RW, detail mentions 4.0' max, please clarify
- 5C. Indicate location and direction of emergency overflow path of sump/sag inlets
- 5D. Indicate location and direction of emergency overflow.

Sheet C2.1

- 5E. Ensure that existing vs proposed improvements are clear - remove labels for pavement that is to be replaced or removed
- 5F. Indicate location and direction of emergency overflow path of sump/sag inlets
- 5G. Indicate location and direction of emergency overflow
- 5H. Move sign outside of access path
- 5I. Show easement or remove label

Sheet C3.1

- 5J. Ensure that existing improvements that are to be removed are either labeled or removed from the sheet.
- 5K. Revise leader location

Sheet L1.6

- 5L. Call out/show 100-yr WSE for the pond

6. Fire / Life Safety (John Van Essen / jvanesse@auroragov.org / 303-739-7489 / Comments in blue)**Site Plan****Sheet 1 of 18**

- 6A. Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.
- 6B. Please Revise Note 9.

Sheet 2 of 18

- 6C. Please vacate the existing Fire Lane Easement and dedicate the New Fire Lane Easement.
- 6D. Please show correct orientation of the existing Fire Hydrant.
- 6E. Please label the New 26' Fire Lane Easement with 26' inside and 49' outside Radii.
- 6F. Please label the "Van" spaces for proper signage purposes.
- 6G. Please show correct orientation of the existing Fire Hydrant.

Sheet 3 of 18

- 6H. In the City of Aurora, the Fire Life Safety Plans Examiners Approve the location of the Fire Lane Signs.
- 6I. Please show the required Fire Lane signs and note the correct arrow designation.
- 6J. Please include the Graphic Fire Lane Signs and Notes.

Sheet U1

- 6K. Please show the New Addition on Utility Sheet.
- 6L. Please label and show delineate the New 26' Fire Lane Easement with 26' inside and 49' outside Radii. See Sheet 2 for location.
- 6M. Please show correct orientation of the existing Fire Hydrant.
- 6N. Please show new Accessible Spaces on Utility Sheet.

Sheet SPO.1

- 6O. Please show the Accessible Route from 60% of Building Entrances and verify a minimum of 1 Ft/Candle lighting along the entire route.

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)**Site Plan**

- 7A. See the red line comments on the site plan. Check the labels of the easements – match the dedicating documents. There are some easement issues and some License Agreement issues. Contact Andy Niquette dedicationproperty@auroragov.org and release easements@auroragov.org for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.



8. Easements (Andy Niquette /aniquette@auroragov.org / 303-739-7325/ Comments in pink)

8A. Contact Andy Niquette at dedicationproperty@auroragov.org and releaseeasements@auroragov.org for the easement concerns.

9. Aurora Water (Steven Dekoskie/sdekoski@auroragov.org / 303-739-7490)

Sheet C2.1

9A. License agreements are required for fencing across access easements

Sheet U1

9B. Private water system not permitted as shown. AW Would consider a private fire pump house to serve this site. That would require a backflow prevention device to be installed in a riser room in a climate-controlled building. Otherwise, an 8" public water main would be required to serve the onsite fire hydrants. Pressure calcs are required to show a min residual water pressure on all hydrant laterals >150'. Water mains require a 16' utility easement. 10' pocket easements needed for hydrants.

9C. Water mains not permitted under landscaping. (typ).

9D. A water fixture unit table is required to verify the water meter size on the civil plans.

9E. Water mains to be a min of 8' from buildings and foundations. No portion of a building overhead can be located in utility easements. (typ)

10 Traffic Engineering (Kyle Morris / 720-587-2668 / kdmorris@auroragov.org / Comments in orange)

Sheet 2 of 18

10A. Provide stop sign.

10B. Provide sight distance triangles and show dimensions per COA TE-13 (typ.)

10C. Response letter indicates that there is an existing accessible path for the ADA parking spaces to the building entrance. Please show this accessible path clearly. Is a new ramp needed here?

Sheet L1.2

10D. Show sight distance triangles.

11. Parks and Open Space Department (Michelle Teller /Mteller@auroragov.org / 303-739-7437)

11A. No Comments.