



August 20, 2021

Stephen Rodriguez  
City of Aurora  
Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012

**RE: Project Tiger (#1472885)**

Dear Mr. Rodriguez,

Thank you for the comments on August 5, 2020 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the fourth technical review, we have summarized your comments and our responses below.

## **COMMENT RESPONSE LETTER: FOURTH TECHNICAL SUBMISSION REVIEW**

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

#### **Civil Engineering**

1. See the Site Plan comment redlines regarding preliminary drainage approval and minimum slopes. (see Item 1)
  - *Response: Acknowledged. The PDR has been resubmitted as of 8/16/2021. See CSP response file for more information*

#### **Traffic Engineering**

2. See the various comment redlines for the Traffic Study and Site Plan (see Item 2)
  - *Response: Acknowledged.*

#### **Fire / Life Safety**

3. See the Site Plan comment redlines regarding the sign for the manway gate. (see Item 3) (see Item 4)
  - *Response: Acknowledged.*

#### **Real Property**

4. See the various redline comments for the Plat and Site Plan. (see Item 5)
  - *Response: Acknowledged.*

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **CIVIL ENGINEERING**

(Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

##### **Site Plan – Sheet 1**

1. This site plan will not be approved by public works until the preliminary drainage letter/report is approved.
  - *Response: Acknowledged*

## Site Plan – Sheet 19

2. Per drainage comments, 0.5% minimum slope in trickle channel. Minimum 0.5% slope for any concrete pavement, typical.
  - *Response: Per section 6.39 of the Storm Code, 0.4% is the minimum for concrete trickle channels. We are using 0.4%*

## TRAFFIC ENGINEERING

(Kyle Morris / 303-587-2668 / kdmorris@auroragov.org / Comments in amber)

### Site Plan – Sheet 6

1. Provide dimension of storage length to stop location.
  - *Response: Acknowledged and updated.*

### Site Plan – Sheet 9

2. Add “Emergency Only.”
  - *Response: Acknowledged and updated.*

### Site Plan – Sheet 15

3. Provide line work.
  - *Response: Acknowledged and updated line work to show.*

### Site Plan – Sheet 16

4. Call out turn lane storage (275') and provide line work.
  - *Response: Updated and added to sheet.*

### Site Plan – Sheet 17

5. Previous comment not addressed:
  - *Response: Per email from Brianna, we have clarified this is not a part of the project. A note has been added to reference the Phase 6 Amended Civil Plans.*
6. Per previous comments and email coordination, this crossing layout is not acceptable due to lack of directionality and large crossing distance.
  - *Response: Per email with Brianna Medema on 8/17, "This ramp layout is not ideal, but will be acceptable".*

Shift southern ramp to the west. Consider collocating stop sign on light pole. (move light pole to currently shown stop sign location).

- *Response: Per email with Brianna Medema on 8/17, "This ramp layout is not ideal, but will be acceptable".*

Move maintenance access to the north, out of the traffic signalization easement.

- *Response: Per email with Brianna Medema on 8/17, "OK is not part of this project".*

## Traffic Study

7. Provide updated analysis for the intersection of 56th Ave & Jackson Gap Street.
  - *Response: The intersection of 56th Avenue and Jackson Gap Street was previously updated with new traffic volumes; however, a typo was provided for the southbound right movement for the 2023 total volume scenario. This has been updated in the revised study.*

8. Orange highlights indicate site traffic volumes that change between figure 8 and figure 9. Background traffic should not have a reason to access the site. However, all highlighted movements are increased providing a conservative analysis.
  - *Response: The total traffic volumes rounds the volumes up the nearest 5 to provide a conservative analysis and rounded numbers while traffic assignment volumes are exact (or rounded to 1) so a cordon count can be conducted with the trip generation. There is not any background traffic assigned to and from the site.*
9. Table 3 - SBR volumes changed. Provide updated analysis.
  - *Response: This was previously updated with new traffic volumes; however, a typo was provided for the southbound right movement for the 2023 total volume scenario. This has been updated in the revised study.*
10. Move this sheet to the background volumes section of the appendices.
  - *Response: This sheet has been moved to the background volumes section of the appendices, Appendix B to be exact.*

#### **FIRE / LIFE SAFETY**

**(William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)**

##### **Site Plan Comments:**

1. Sheet 15 - As discussed 5/17, provide a "fire access" sign on this manway gate. Please add the fire access sign to the sign package.
  - *Response: Acknowledged and added to sheet 2.*

#### **AURORA WATER**

**(Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)**

##### **Site Plan Comments:**

No further comments.

- *Response: Acknowledged. Thank you.*

#### **REAL PROPERTY**

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

1. There are some easement issues and some License Agreement issues. See the numerous comments on the Plat and Site Plan document(s). 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.
  - *Response: We have addressed these comments with responses on the CSP and Plat Greenlines. We are actively coordinating with Andy Niquette on the offsite easements and Grace Gray for the License Agreements.*

We appreciate your review and approval of these final plans. Please contact me at 303-228-2307 or [erin.griffin@kimley-horn.com](mailto:erin.griffin@kimley-horn.com) should you have any questions.  
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Erin Griffin".

Erin Griffin, PE  
Project Manager