



January 29, 2020

Claire Dalby
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

RE: Aurora Commerce Center Subdivision Filing No. 2 – DA-2003-6040-07

Dear Ms. Dalby:

Thank you for the comments on December 23, 2019 for the above-mentioned project. In an effort to address your comments concisely and simplify your review process, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: INITIAL SUBMISSION REVIEW

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- A. Please cloud all proposed revisions to the site plan. As submitted, what is being changed is unclear. Be advised that additional comments from referral departments are likely expected once these changes are made clear.
 - *Response:* All changes are now clouded.
- B. Submit the full plan set and a letter of introduction indicating which sheets are changed.
 - *Response:* A letter of introduction is included with this second submittal.
- C. Modify data block on coversheet to reflect this most recent amendment.
 - *Response:* Cover sheet data block is now modified and included with this submittal.

2. Architectural and Urban Design Issues

- A. Please include elevations of proposed guard house.
 - *Response:* Elevations of the proposed guard house are now included on sheet 52.

3. Parking Issues

- A. Indicate any changes to parking configuration and parking counts.
 - *Response:* Understood, updated parking counts are now included.

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

- A. Label the guard house on the Landscape Plan.
 - *Response:* Guard house is now labeled.

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

- A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
 - Street lines
 - Building footprints (if available)
 - *Response:* CAD has been included with this submittal.

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- A. Please cloud all revisions.
- *Response:* Clouds have been provided.

7. Traffic Engineering (Brianna Medema / 303-739-7628 / bmedema@auroragov.org / Comments in amber)

- A. Sight triangles are based on stop sign location. Please revise based on current stop sign location (Sheet 21).
- *Response:* Sight triangles have been updated based on relocated stop sign.

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

- A. Leave Ex. Hydrant, route fencing around hydrant (Sheets 18 and 19).
- *Response:* Fencing is at least 5' away from all hydrants.
- B. Provide a 4-foot man-way gate with Knox Box, cross hatch No Vehicle Parking in front of access and paved sidewalk (Sheets 18 and 19).
- *Response:* Comment not addressed, no man gate needed per conversation with Ted on 1/2/2020.
- C. Show a gate detail, location of gate and swing direction of gate (Sheet 18).
- *Response:* Gate details and swing direction have now been provided.
- D. Add to label, manual gate (Sheet 18).
- *Response:* The gates are automatic.
- E. Hydrant moved (from indicated area) (Sheet 18).
- *Response:* Per conversation with Ted on 1/2/2020, existing hydrant will remain unchanged.

- F. Do not move hydrant to indicated location (Sheet 18).
 - *Response:* Comment not addressed, see newly submitted CSP for clouded changes.

- G. Show location, label and detail for all fire lane signage (Sheet 18).
 - *Response:* Fire lane signage is existing and will remain.

- H. Add to label of gate: automatic SOS operated, Knox Box Override, battery backup and swing width. Add a detail of each gate (Sheets 19, 20 and 21).
 - *Response:* Labels of all gates have been updated.

- I. Provide a Reserved Parking sign (Sheet 19).
 - *Response:* Parking signs are unchanged from previously approved CSP.

- J. Provide a detail for curb stop at each accessible parking stall (Sheet 19).
 - *Response:* Curb stop detail not provided, all accessible parking is existing.

- K. Provide graphic Tow Away symbol (Sheet 19).
 - *Response:* Tow away symbol added.

- L. 26' aerial fire lanes shall be located 15'-30' from structure, for one whole side, where provided (Sheet 20).
 - *Response:* Fire lanes are existing and will remain.

- M. Show existing hydrant (Sheet 20).
 - *Response:* All existing hydrants are shown.

- N. Show fire lane turning radii. Shall be minimum of 29' inside and 52' outside for 23' fire lanes (Sheets 20 and 21).
 - *Response:* No modifications to fire lanes are proposed in this location.

- O. Show all FDC(s) and Knox Box(es) on elevation sheets. Please reflect on all applicable elevation sheets (Sheet 40).
 - *Response:* FDCs and Knox Boxes are shown on all elevation sheets.

- P. Show interconnected exterior accessible route to all site amenities and public transportation with a solid dash line. Please reflect on all applicable photometric sheets (Sheet 45).
 - *Response:* Accessible route is now shown on the photometric sheets.

- 9. **Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in pink)**
 - A. Please add a vicinity map on your 1st page or provide the cover sheet which should reflect that.
 - *Response:* Cover sheet is now provided.

 - B. It appears that a portion of your fire lane alignment has changed. An easement release and dedication shall be required for this new alignment. Please Contact Andy Niquette in Real Property at 303-739-7300 for submittal requirements. Once Andy has received what he needs, it usually takes 6-8 weeks to complete the process. The site plan amendment will not receive final approval until these documents are complete and ready to record. Andy needs

- to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.
- *Response:* Fire lane release and dedication have been coordinated with Andy Niquette.
- C. If you have items such as the guard house and gate crossing within an easement then a license agreement shall be required. Contact Grace Gray in Real Property at 303-739-7300 or ggray@auroragov.org for submittal requirements. Once Grace receives what he needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will give final approval for the site plan amendment. Grace needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.
- *Response:* License Agreement has been submitted to Grace Gray.
- D. Yellow indicates existing fire lane (Sheet 17).
- *Response:* Comment on Sheet 17 could not be found.
- E. Easement Release and new dedication required by separate document (Sheet 21).
- *Response:* Easement release and dedication are being processed by Andy Niquette.

Please contact me at (303) 228-2336 or randall.phelps@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Randall Phelps, P.E.
Project Manager