



October 4, 2019

Debbie Bickmire
City of Aurora
15151 E. Alameda Parkway, Aurora, CO 80012

**RE: Comments to Initial Submission Review=3800 Tower Road-Minor Amendment
Case No. 2017-6033-01**

Debbie,

Thank you for your comments to our Minor Site Plan Amendment Request. Shown below in blue are our formal responses to your comments received September 18, 2019. As part of our resubmittal, we have uploaded the below items for review;

- Updated Site Plan
- Updated traffic study and traffic letter
- Truck queue diagram
- Locked and unlocked drainage letter

Planning Comments:

1A. Revise the hard surface and landscape coverage calculations for Lots 4 and 5 to reflect the additional paved areas and removal of landscape islands.

RESPONSE: Hard surface and landscape coverage calculations now reflect the additional paved areas and removal of landscape islands.

1B. Identify the two difference fence types with two different symbols. Add the symbols, as well as a column symbol, to the legend. Label the section of fence that is trimmed up to allow for drainage.

RESPONSE: The two fence types are shown in two different symbols.

1C. As noted by Life/Safety, public access easements cannot be restricted. The public access was dedicated by the plat, and the easement must be released.

RESPONSE: We have started the easement release process with Grace Gray and Andy Niquette

1D. Add the typical dimensions for the trailer parking on the east side of Lot 4.

RESPONSE: Trailer parking dimensions have been added to the site plan.

1E. Include detail(s) for all proposed gates.

RESPONSE: Detail for all proposed gates is included on the site plan, shown on Sheet 23.

1F. Show the patio dimensions.

RESPONSE: Patio size is 27'x23', dimensions included on Sheet 3.

1G. Identify what masonry product will be use for the fence columns.

RESPONSE: Fence columns shall be 24x24' gray split face masonry column. Detail shown on Sheet 23.

1H. Not all sheets identified in the Sheet Index were included. Please upload the entire plan set next time.

RESPONSE: Entire plan set (26 pages total) has been uploaded as part of this resubmittal.

1I. See redlines for all comments.

RESPONSE: Redline comments have been addressed on the site plan.

2. PUBLIC WORKS ENGINEERING

2A. How will trucks enter on 38th Avenue without blocking traffic on the public street? Additional information regarding site circulation will be helpful.

RESPONSE: A truck queueing diagram has been included with this submittal. There is adequate room adjacent to the gate to allow for one full size truck and one vehicle to queue while waiting for the gate to open. The fence location has been adjusted on the SE side of the building to accommodate better circulation outside of the security fencing. There will also be "no public access" signs located at the SE entrance, and hung on both security gates on the west side of the building in order to provide clear direction to the public to not enter at that location.

2B. Clarify trailer parking dimensions. Parking is not permitted in the Fire Lane Easement.

RESPONSE: Trailer parking dimensions are shown on the site plan and a note has been added stating that Parking is not permitted in the Fire Lane Easement.

2C. Provide a locked and unlocked drainage letter for our records.

RESPONSE: Locked and unlocked drainage letter has been provided for your records.

3. TRAFFIC ENGINEERING

3A. Level of Service at Access A is below City's standards with the proposed gating /limiting traffic flow. Please see redline comments regarding Level of Service as it relates to City of Aurora standards.

RESPONSE: As discussed during 9/23/19 meeting, LOS standards at Access A are met upon consideration of upstream signal gaps and platooning. The revised study and LOS results shown in Tables 6 &7 now represent this better.

3B. Remove/relocate the gating to allow vehicles from the retail/C store to be able to use Access D.

Consider relocating the gate to the North to maintain the cross access and still allow a portion of the truck area to be non-public and secure.

RESPONSE: Per 9/23/19 meeting, proposed gating remains but has been relocated within site to allow for vehicle queueing and turn around at gate.

3C. Previous Traffic Impact Study identified Access A potential for prohibiting future the left out, which would compound the issues with no viable travel alternatives. Previous suggestions that may have mitigated this involved including two (2) outbound lanes, which was not selected.

RESPONSE: Comment response provided throughout traffic study/letter.

3D. Please see all redline comments.

RESPONSE: [Redline comments have been addressed on the site plan.](#)

4. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

4A. An Addendum to the Master License agreement shall be required for the new encroachments (fences and gates) within the Utility easement, Fire Lane Easement and Public Access Easement. Contact Grace Gray at ggray@auroragov.org to initiate the process.

RESPONSE: [We have been corresponding with Grace Gray regarding the Addendum to the Master License Agreement.](#)

4B. The public access easement must be released if the proposed gates and fences are approved. The process takes 6-8 weeks to complete. Please contact Andy Niquette at aniquett@auroragov.org to initiate the process.

RESPONSE: [We have been corresponding with Andy Niquette regarding the public access easement release process.](#)

4C. Remove reference to the slope easement since it has now been released.

RESPONSE: [Reference to the slope easement has been removed.](#)

5. Life/Safety (Will Polk / 303-739-37371 / wpolk@auroragov.org / Comments in blue)

5A. Add an additional note to Sheet 1. Language is provided on redlines.

RESPONSE: [Note has been added.](#)

5B. Sheets 3, 5, 7, 10 and 22

- Please relabel proposed gating system to match utility sheet gate labels, " 25' AUTOMATIC SLIDING GATE W/APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE.

RESPONSE: [Note has been added.](#)

- Public access cannot be restricted. Please revise the easements by removing the public access.

RESPONSE: [Public access will be removed from the easement through the easement release process with Real Property.](#)

- Please provide a gate detail and elevation. Advisory Note: There must be a 6" clearance across the full width of the gating system, from the bottom of the gating system to the road surface in order to ensure that if the gate closes during a fire operation any fire hose is not damaged during the closing process.

RESPONSE: [Detail and elevation for all proposed gates is included on the site plan, shown on Sheet 23.](#)

- 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.

RESPONSE: [Acknowledged.](#)

- Make sure gates are labeled on all sheets.

RESPONSE: Gates are labeled on all sheets.

6. Landscape (W. David Barrett / 303-739-4133 / wbarrett@auroragov.org)

6A. The proposed landscape plan matches the existing landscape plan exactly except the table on Sheet 16 has been changed. If there are changes to the plants, it needs to be shown on the plans in clouded areas. If there are no changes, the plant list table needs to match the existing landscape plan. Revise the plans to where everything matches or show what changes are being made.

RESPONSE: Landscape tables have been updated to reflect changes.

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

7A. Aurora Water needs 24/7 access to the water main behind the security fence. Add a note or comment addressing this issue.

RESPONSE: A note has been added to the site plan which addresses the fact that Aurora Water will have access to the water main.

7B. A license agreement is required when the security fence is installed within the utility easement.

RESPONSE: A Master License Agreement is in place and an Addendum to the Master License Agreement is in process.

Please reach out with any questions that you have upon review.

Sincerely,

Megan Turner
Development Manager
United Properties