

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



February 7, 2020

Jessica Greenough
Galloway & Company, Inc.

Re: Initial Submission Review – Skypark Industrial Center at Gateway Park (Alpine Lumber) – Site Plan Amendment
Case Number: **2004-6073-01**

Dear Ms. Greenough:

Thank you for your initial submission. 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 28, 2020.

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

If you have any comments or concerns, please give me a call. I can be reached at 303-739-7450 or taxt@auroragov.org. Please be aware that City offices are closed Monday, February 17th and I will be out of the office Thursday, February 20 and Friday, February 21. I will respond to any messages upon my return from these brief hiatuses.

Sincerely,

Tanner Axt, LEED Green Associate
Planner I
City of Aurora, Planning & Development Services

cc: Hamit Taha, Alpine Lumber
Meg Allen, Neighborhood Liaison
Name, ODA
Filed: K:\\$MA\2020Mas\2004-6073-01 Skypark Industrial Center (Alpine Lumber)\2004-6073-01rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Fire lane cross slope (Fire/Life Safety)
- Updating site plan data (Planning)
- Revised civil plans (Engineering)

PLANNING DEPARTMENT COMMENTS

(Tanner Axt / 303-739-7450 / taxt@auroragov.org / Comments in dark teal)

1 Completeness and Clarity of the Application

- 1.A Plan Set
 - 1.A.1 Cloud every sheet that shows existing building outline and reference new sheets.
 - 1.A.2 Include a revision symbol (usually a number in a triangle) and utilize it throughout the plan set to notate current amendment 1 changes.
- 1.B Sheet 3
 - 1.B.1 Update Data Blocks with new information.
 - 1.B.2 Remove Operations Plan.
- 1.C Sheet 4
 - 1.C.1 Cloud areas on east and west elevations with additions.
- 1.D Sheet 15
 - 1.D.1 Include sheet number.
 - 1.D.2 Provide a section in the location shown on the plan including a truck in the bay, the screen wall, and the building wall.

2 Landscaping Comments

- 2.A Sheet 11
 - 2.A.1 Update Plant Quantities
- 2.B Sheet 12
 - 2.B.1 Update Building 1 Elevation Landscape Information as notated in the plan set.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3.A Revised civil plans are required with this amendment. The amendment will not be approved until the civil revisions have been approved.
- 3.B Sheet 15
 - 3.B.1 Label existing easements.
 - 3.B.2 No detail included for item 6. If using a standard COA detail, reference detail number.
- 3.C Sheet 16
 - 3.C.1 Maximum cross slope in a fire lane is 4%.

4 Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

- 4.A Sheet 16
 - 4.A.1 The Maximum cross slope (transverse grade) for a Fire Lane is 4%. See Section 4.07.9 in the Roadway Design and Construction Specification.