



February 26, 2020

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

**RE: 096373018 – Aurora Commerce Center Building D – Site Plan Amendment
Case Number: 2003-6040-07**

Dear Ms. Dalby:

Thank you for the comments on February 13, 2020 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: SECOND SUBMISSION REVIEW

PLANNING DEPARTMENT COMMENTS

Completeness and Clarity of the Application

1. For your final electronic document submittal, submit the full plan set including changes and new sheets. Please ensure it is flattened.
 - *Response:* Acknowledged, final submittal will be flattened.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

Civil Engineering

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

1. Civil plan revisions are required for these changes. The site plan amendment will not be approved until the civil revisions have been submitted and at least one review completed.
 - *Response:* Understood, civil plan revisions were submitted on 2/17.

Traffic Engineering

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

1. Identify the type of surface called out on Sheet 21. It is not on the legend.
 - *Response:* Type of surface on sheet 21 is now hatched and shown on the legend.
2. Include the site triangle on the landscape plan. MS appears to be 4-7 feet in mature height which is not suitable in sight triangles. ER appears to be 3-5 feet in mature height which is not suitable for sight triangles (Sheet 35).
 - *Response:* Sight triangles are now shown on this plan sheet. Landscaping has been updated to be in compliance with the sight triangle criteria.

Fire / Life Safety

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

Update details, legends, and notes for the automatic gates to include (Sheet 52):

1. Identify and label proposed gates. Example "23' Automatic Sliding Gate w/ approved Siren Operated System, Knox Key Switch, and Manual Release".
 - *Response:* All gates now have the label requested.
2. The automatic gating shall include an emergency vehicle gate opening system, utilizing a redundancy back-up system, containing a siren operation system (S.O.S.), an automatic Knox Key Switch, and a manual override.
 - *Response:* This note has been added to sheet 54 under the gate details.
3. Automatic gates without a leading wheel shall maintain a 6" clearance between grade and the bottom of the moving gate. Please revise applicable sheets and details to reflect accordingly.
 - *Response:* Acknowledged, 6" dimension has been added between grade and bottom of gate on sheet 54.

Real Property

(Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in pink)

1. Please continue coordinating with Andy Niquette and Grace Gray in Real Property regarding the dedication of easements and requirements for the license agreement.
 - *Response:* Easement release and dedication has been processed by Andy, reception number has been added to the plan sheet. Grace Gray is currently processing the license agreement submittal.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (303) 228-2336 or Randall.phelps@kimley-horn should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Randall Phelps, P.E. LEED AP
Project Manager