



May 11, 2020

Heather Lamboy
City of Aurora, Planning Supervisor
1515 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Aurora Mall Fieldhouse USA – Site Plan Amendment

Dear Ms. Lamboy:

Thank you for the comments on April 24, 2020 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the site plan, we have summarized your comments and our responses below.

GENERAL COMMENTS FROM ALL DEPARTMENTS

1. Add Traffic note regarding the potential need for a different type of intersection design at the S. Crystal Street and ring road intersection.
 - *Response: A traffic note has been added to the plan.*
2. Please make minor landscape edits.
 - *Response: Noted. All landscape edits/comments have been addressed.*
3. Please address Life/Safety comments, including the relocation of the FDC to be within 100' of the hydrant as well as other minor edits.
 - *Response: As agreed upon in the email from Jeff Goorman dated 05/07/2020, the FDC has been added to the front of the building approximately 107' from the hydrant.*
4. The drainage letter must be uploaded to the civil folder (DR). It will not be reviewed in the DA folder. Bryce Christensen is the applicant on the DR folder and will need to upload the letter.
 - *Response: The drainage letter was uploaded to the DR folder.*

PLANNING DEPARTMENT

HEATHER LAMBOY / PLANNING SUPERVISOR / (303) 739-7184

1. Community Questions, Comments and Concerns
 - A. No additional comments were received.
 - *Response: Noted. Thank you.*
2. Zoning and Land Use Comments
 - A. One note 5, please change “American” to “Americans” to reflect the proper title of the act (Cover Sheet).
 - *Response: Note update on the Cover Sheet.*
3. Streets and Pedestrian Issues
 - A. Crosswalks should be provided at the S. Crystal St/Ring Road intersection. Please provide a note that crosswalks will be provided on Sheet 2 to be consistent with Sheet 4.
 - *Response: A note has been added on Sheet 2. .*

LANDSCAPING ISSUES

KELLY BISH / 303-739-7189 / KBISH@AURORAGOV.ORG / COMMENTS IN BRIGHT TEAL

- A. There is a curbed landscape island here that is not showing up on this plan (Sheet 6)
 - *Response: The curbed landscape island has been added into the plan.*
- B. The previous review comment asked that the legend be enlarged as it was too small. Add a landscape legend to all landscape sheets and make it large/more legible than the text to the left of this box (Sheet 11).
 - *Response: Text has been enlarged and legend has been added per request*
- C. Font is too small. Enlarge this to double the size at a minimum. If it isn't large enough, the request will be made again to enlarge the font. These plans are used for inspection purposes and the information has to be legible (Sheet 11).
 - *Response: Text size has been enlarged.*
- D. Update the note as noted on Sheet 11.
 - *Response: Note on Sheet 11 has been updated.*
- E. The shrubs on the east side of the building are only 1 gallon. Three (1) gallon = 1 (5) gallon shrubs. Therefore only 2.5 shrubs are being proposed not 6. Add more shrubs. Grasses are non-existent in the winter months. They are either cut back or impacted by snow loads (Sheet 11).
 - *Response: Appropriate adjustments have been made to show 6 shrubs per island.*
- F. Add an additional shrub were noted on Sheet 12.
 - *Response: Additional shrubs have been added.*
- G. Add two more shrubs or three grasses where noted on Sheet 12.
 - *Response: Additional shrubs have been added.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

CIVIL ENGINEERING

KRISTIN TANABE / 303-739-7306 / KTANABE@AURORAGOV.ORG / COMMENTS IN GREEN

- A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
 - *Response: Noted. Our drainage letter/report has been updated to address all comments.*

TRAFFIC ENGINEERING

BRIANNA MEDEMA / 303-739-7336 / BMEDEMA@AURORAGOV.ORG / COMMENTS IN AMBER Site Plan

- A. The Traffic Study has been approved.
 - *Response: Noted. Thank you.*
- B. Add a note where indicated (Sheet 2).
 - *Response: The requested note has been added to sheet 2.*
- C. Add the following note:"4) The City reserves the right to remove the all-way stop and revert intersection to East-West stop control if queuing from this intersection impacts operation of

Alameda Avenue. As identified in the TIS, a roundabout would be an acceptable intersection configuration for this intersection.”

- *Response: Not has been added.*

D. Show sight distance triangles on this sheet for all proposed access points existing to ring road from parking lot (Per COA STD TE-13.1, 25mph Design Speed) (Sheet 11).

- *Response: Site triangles are included.*

REAL PROPERTY

DARREN AKRIE / 303-739-7331 / DAKRIE@AURORAGOV.ORG / COMMENTS IN MAGENTA

1. Begin the fire lane easement releases and dedications by separate documents. Contact Andy Niquette to start the processes for these easement documents. There will be associated accompanying documents need to be submitted at the same time for these separate documents.

- *Response: Easement releases and dedications have been prepared. Applications and packages have been submitted to Andy Niquette.*

2. Add recording information on noted easements (Sheet 5)

- *Response: Request completed.*

FIRE / LIFE SAFETY

JEFF GOORMAN / (303) 739-7464 / PDF COMMENTS IN COBALT BLUE

A. Please remove note 3. It is a duplicate of note 19.

- *Response: Note 3 has been removed.*

B. Provide a 26-foot inside turning radius where noted.

- *Response: Fire lane easement updated per easement dedication exhibit comments from Jeff Goorman and Andy Niquette.*

C. The area against the sidewalk has been vacated as a fire lane. Remove fire lane signs and place alongside the fire lane. Signs shall be located every 50 FT (Sheets 2, 3, and 4).

- *Response: Request completed.*

D. Provide the location of the riser/sprinkler room on the utility and site plans.

- *Response: Request completed.*

E. Relocate FDC, must be located within 100’ of hydrant (Sheets 8 and 17).

- *Response: As agreed upon in the email from Jeff Goorman dated 05/07/2020, the FDC has been added to the front of the building approximately 107’ from the hydrant.*

F. On the handicap parking sign graphic, replace “ADA” with “Accessible”.

- *Response: Request completed.*

G. Replace sign detail with approved detail shown on Sheet 10 of 19 and Sheet 9 of 19.

- *Response: Sign detail has been updated.*

H. The FDC is not included in the Utility Plan. Remove this FDC from the elevations.

- *Response: Request completed.*

I. A minimum of 1ft candle of illumination is required along accessible routes.

- *Response: (1) wall pack has been added to the exterior near the accessible route to bring minimum foot-candles to 1 FC in this area.*
- J. Update the photometric plan to include the new accessible parking arrangement and the accessible route to the accessible parking.
 - *Response: The photometric plan has been updated to the latest parking/accessibility plan.*

With Kimley-Horn, you should expect more and will experience better. Please contact me at 303-228-2339 or Bryce.Christensen@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Bryce Christensen, PE
Project Manager