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February 21, 2020

Tanner Axt
City of Aurora Planning Division
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

**RE: Alpine Lumber (2004-6073-01) – Skypark Industrial Center at Gateway Park –
Comment Response Letter**

Dear Mr. Axt:

Thank you for sending the comments to the Initial Submission for the aforementioned Case Number. Below are our responses to comments received on February 7, 2020. The City comments are *italicized*, and our comment responses are in **bold and blue**.

Sincerely,
GALLOWAY

Jessica Greenough
Civil Project Engineer
JessicaGreenough@GallowayUS.com



PLANNING DEPARTMENT – Tanner Axt

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.*

Response: Every sheet that shows the existing building outline has been clouded and references to new sheets added.

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.*

Response: Revision triangles have been included throughout the plan set.

1.B *Sheet 3*

1.B.1 *Update Data Blocks with new information.*

Response: The Data Blocks have been revised.

1.B.2 *Remove Operations Plan.*

Response: The Operations Plan has been removed.

1.C *Sheet 4*

1.C.1 *Cloud areas on east and west elevations with additions.*

Response: These areas have been clouded.

1.D *Sheet 15*

1.D.1 *Include sheet number.*

Response: The sheet number has been added.

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.*

Response: A section through the truck dock showing the door and truck is a difficult view to accomplish. The side elevations show the relationship to the existing building and wall height from grade. We are hoping that the elevations with the addition of the truck shown in the dock will suffice to answer this comment.

Landscaping Comments

2.A *Sheet 11*

2.A.1 *Update Plant Quantities.*

Response: The Plant Quantities have been revised.

2.B Sheet 12

2.B.1 Update Building 1 Elevation Landscape Information as notated in the plan set.

Response: The Building 1 Elevation data block has been revised.

CIVIL ENGINEERING – Kristin Tanabe

3.A Revised civil plans are required with this amendment. The amendment will not be approved until the civil revisions have been approved.

Response: Understood, we will request a civil pre-submittal meeting to begin the civil plan review process.

3.B Sheet 15

3.B.1 Label existing easements.

Response: Existing easements have been labeled.

3.B.2 No detail included for item 6. If using a standard COA detail, reference detail number.

Response: References to the City of Aurora details have been added to schedule note #6.

3.C Sheet 16

3.C.1 Maximum cross slope in a fire lane is 4%.

Response: The grading at the north side of the dock expansion has been revised to provide 4% maximum cross slope in the fire lane.

FIRE/LIFE SAFETY – John Van Essen

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.

Response: The grading at the north side of the dock expansion has been revised to provide 4% maximum cross slope in the fire lane.