



January 9, 2025

**RE: 2020 Tower Road – Site Plan, Plat and Deferral of Public Improvements 3<sup>rd</sup> Review Responses**

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Thank you for your comments for the 3<sup>rd</sup> Round Review of the Site Plan and Plat for DA-2389-00 dated 12/3/2024. Below you will find our responses to your comments.

**PLANNING DEPARTMENT COMMENTS**

**1. Completeness and Clarity of the Application**

- 1A. Please continue to work on the DPI and Drainage Review and ensure that sufficient progress is made finalizing both.

✓ **Noted. Drainage has asked for signature set and DPI has been completed.**

**2. Architectural and Urban Design**

- 2A. Fence screening should be located on the interior of the landscape buffer around each side of the property. However, shared fences can be placed on lot lines. Please provide signed proof of an agreement for a shared fence with adjacent property owners

✓ **This is in the works. We request to be released for Civil CD application while we await this agreement to the east. Per coord with City, the State Gas fencing that exists will remain and we have obtained a shared fence agreement to the north, and are currently waiting on one with CCD for the SE fencing.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**3. Civil Engineering** (Jonathan Phan / 303-326-8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org) / Comments in green)

**Sheet 3**

- 3A. Show the roadway edge drain and reference our STD (S1.19) on the typical section.

✓ **Edge drain is provided.**

**Sheet 7**

- 3B. Railings are required on any walls in excess of 30 inches (4.02.7.06.1 of the 2023 COA Roadway Manual).

✓ **Railing is provided.**

- 3C. Advisory comments: Any retaining walls 4 feet or less in height where any part of the wall or foundation is supporting a surcharge load or is within the 100-year water surface elevation, requires structural calculations to be submitted with the civil plans (4.02.7.03.3.1 of the 2023 COA Roadway Manual).

✓ **Noted.**



4. **Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue) Refer to Site Plan for all comments.

✓

### Sheet 3

4A. The Fire Lane Easement or Hammerhead Turn Around cannot encroach into or over a sidewalk or vertical curb. Please clearly show what the conditions are and possibly reposition the Hammerhead and Fire Lane Easement to better align with the site conditions.

✓ **A section has been provided. There is no curb/sidewalk in this area. It is a concrete v-pan which is a drivable section and is used to convey concentrated water.**

### Sheet 6

4B. Please show a minimum of 6 inches clearance at the bottom of all gates.

✓ **This callout has been added.**

4C. The Gating Details provided do not include details for the 23-foot electric swinging gate shown on the site plan.

✓ **It is revised to a sliding gate**

4D. Is the Roll Gate Detail for the Trash Enclosure gate?

✓ **For the main entrance.**

4E. The clear width of an exterior accessible route shall be 48 inches (1220 mm) minimum. 403.5.1 2017 ANSI A117.1. Please show the Gate Dimensions in the Details.

✓ **Dimensions have been added.**

4F. Per 404.2.6.1 of the 2017 ANSI A117.1 Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. Please show the Hardware Mounting Height in the details.

✓ **Dimensions have been added.**

Thank you,

Madison Jurewicz, EI  
Project Manager