

May 1, 2024

Jamie Hartig
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

**RE: Initial Submission Review – Park 70 Building 9 – Site Plan Amendment
Case Number: 2018-6049-02**

Dear Ms. Hartig,

Thank you for the comments on May 1, 2024, for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Plan Amendments, we have summarized your comments and our responses below.

PLANNING DEPARTMENT

Jamie Hartig / 720-692-6775 / jhartig@auroragov.org

1. Planning Department.
 - A. Please identify which gates are being used at which entry-point. Is the swing gate being used? Please only provide the details for the gates being used.
 - *Response: Updated page 13 to show only the gate details being used. Our client has opted for a sliding gate for the two entrances off E. 19th Ave. as opposed to the swing gate and that is reflected with this submittal.*
2. **Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org)**
 - A. On all gates, the gate needs to be setback a minimum 35' from street flow line or the longest vehicle accessing the site, which ever is greater.
 - *Response: Updated gate locations to be at least 35' back from the adjacent street flowline. I have added dimensions in the Site Plan amendment showing the 35' setback. 35' is longer than any vehicle entering the site so we utilized the 35' setback requirement as opposed to vehicle length.*
3. **Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org)**
 - A. Page 3, A license agreement is needed for the gates as they cross over the fire lane easement. Gating and barricade systems must be located a minimum of 35 ft. back from the adjacent street flow line.
 - *Response: Updated gate locations to be at least 35' back from the adjacent street flowline. License Agreements have been submitted to Grace Gray with the City.*
 - B. Page 13, on each gate, identify where knox box will be mounted.
 - *Response: Knox box locations were identified on the Site Plan Amendment sheets. The Knox boxes will sit 5' away from all gates as shown on the plans.*

4. Land Development Review Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org)
 - A. Page 3, Advisory Comment: Confirm with Fire/Life Safety Dept. to see if a License Agreement would be needed for the Gates/fences crossing the Fire Lane easement. If so, submit the documents to licenseagreement@auroragov.org to start the processes.
 - *Response: License Agreements have been submitted to Grace Gray.*

5. **Landscape (Arina Muca/ (303) 739-7259/ amuca@auroragov.org)**
 - A. The applicant is not removing any landscape - approved
 - *Response: Acknowledged.*

We appreciate your review and approval of these plans. Please contact me at 720-722-5996 or Cole.Watkins@kimley-horn.com should you have any questions.
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Cole Watkins
Project Manager