



July 24, 2018

Elizabeth O'Brien
Planner
City of Aurora
Planning Department
15151 E Alameda Parkway
Suite 2300
Aurora, Colorado 80011

RE: First Submission Review, Metco Landscape – Site Plan Minor Amendment
Case Number: 2004-6029-01
Comment Response Letter

Ms. O'Brien,

This letter is in response to comments received via email on the above-mentioned project and case number from the initial review of the Location & Extent. The revised plans and other associated documents have been enclosed with this letter for your review and approval. Our response to the comments are provided in **emboldened red text** below.

Planning Department – Elizabeth O'Brien, 303-739-7209, eobrien@auroragov.org

1. Completeness and Clarity of the Application

Operational Plan

- Will these employees be parking on-site for this period of time?
The report has been updated to include "Field personnel park personal vehicles on the street. The 30-45 minute period is used to prep Metco landscape vehicle/equipment for the work day."

Site Plan

- The Grading and Utility Schematic is missing from this Site Plan submission. Please include this with the next submission.
The Grading and Utility Schematic has been included in this submission.
- A complete Preliminary Landscape Plan is also missing from this Site Plan. The Landscape Plan should include a legend detailing plant species differentiating between existing and proposed, a planting schedule for the property, labeling of existing trees on-site with the tree species and grading. The Landscape Plan should also include a schematic of the entire site, since existing landscaping exists on the western perimeter of the site. Additionally, any proposed detention basin on the western side of the site will need to be landscaped.
The Preliminary Landscape Plan has been updated.
- The Site Plan Details Sheet is missing from this Site Plan submission. The details sheet should include cross sections and dimensions for all proposed elements on-site



including lighting fixtures, trash enclosures and fencing and gate access points.

Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the cross sections and dimensions for all proposed elements on-site including the trash enclosure and fencing have *not* been added to this package. Rather notes referencing the original approved plan has been added. Proposed lighting fixtures are included on the photometrics plan. A detail of the pedestrian gate has been added to the Elevations Sheet and no other new fencing is proposed for this amendment.

- The Floor Plan included with this submission is unnecessary and should be removed from the plan set.

The Floor Plan has been removed.

- All sheets with symbols need to have a legend that clearly defines symbols used on the Site Plan sheet. This includes the Site Plan sheet, the Photometric Plan, and the Landscaping Plan.

Legends have been added to the appropriate sheets.

- Landscaping elements should only be shown on the Landscaping Plan.

Trees have been removed from the Site Plan.

2. Fences and Gates

- Please include a cross section showing the proposed pedestrian gate on the details sheet.
A detail of the pedestrian gate has been added to the Elevations Sheet.

- Gates included with the existing fence that bar vehicular access will need to be labeled.
 - o If applicable, this proposed gate illustrating the design and materials should be included as a detail on the details sheet.

A detail of the pedestrian gate has been added to the Elevations Sheet and no other new fencing is proposed for this amendment.

3. Easements

- Please clearly label and dimension all existing and proposed easements on the Site Plan. Existing hatched lines are difficult to read and not labeled correctly.

All easements have been reviewed and revised for clarity.

- All easement dimensions identified on the Site Plan should be identical to the information found on the plat.

All easement dimensions have been reviewed and revised.

4. Site Plan Technical Details

Cover Sheet (A000)

- Please delete all highlighted items in the notes section on the Cover Sheet as they do not apply to this development.

Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been



removed from this package.

- If waivers are requested at any time during the process of review, however, Note 19 will need to be added back onto the Cover Sheet.
Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.
- Please provide a vicinity map with a better scale to make it more legible. The scale of the vicinity map provided is not helpful. Please use a scale that includes the closest major arterial street intersection and all surrounding local streets. Refer to 2005 Site Plan or the Metco Landscape Nursery Land Title Survey sheet for vicinity map example.
Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.
- Add "Site Plan" to the end of "Metco Landscape Maintenance Facility" in title of Cover Sheet.
Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.
- Please add "Site Plan" to the end of the title for sheet description.
"Site Plan" has been added to the end of "Metco Landscape Maintenance Facility" on all sheets.
- Please update the formatting of the signature block included on the Cover Sheet.
Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.
- The legal description included in the signature block is not a legal description. Refer to the plat for the legal description.
Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.
- Please delete "*To be placed at the top of the document in large letters".
Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.
- Please insert the changes included in this Site Plan Amendment in the amendment



block. This should also include any historical changes made to the Site Plan.

A description of the changes has been added to the Elevations Sheet.

- Please include acreage in the data block in addition to the square footage.
The site acreage has been added to the Site Data Block which is now on the Site Plan.
- Maximum number of signs for this site is 5. Please insert “5” for Maximum Permitted/ Allowable Sign Area.
This note has been updated and is shown on the Site Plan.
- Please note the existing signs and total square footage of existing signs on site.
This note has been removed.
- Delete “Proposed Monumental Sign Area” and “Proposed Monumental Sign”. If signs are being added, they must be shown in the data block and adhere to Note 2 in the notes section.
These lines have been removed.
- Accessible space provided must be van accessible.
The accessible space provided has been revised to be van accessible.
- Please delete “Sidewalks and Patios” from the Data Block.
This has been removed.
- Delete “Present” from “Present Zoning Classification” in the Data Block.
This has been removed.
- Please delete “Construction Documents”.
Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.
- Sheet Number should be “1 of _____” instead of “A000”. If you decide to keep the type of drawing on the sheet, please include sequential numbering.
The Sheet Numbering has been updated.

All Sheets

- Please add “Site Plan” to “Metco Landscape Maintenance Facility” for all sheets.
“Site Plan” has been added to the end of “Metco Landscape Maintenance Facility” on all sheets.



Sheet 2 (A100)

- Landscaping should not be shown on the Site Plan (Sheet A100). Please remove trees and other landscaping elements and be sure to include all landscaping material on the landscape plan.
The trees are no longer shown.
- Please label abutting zone districts, adjacent lot lines, adjacent plat information and all existing and proposed easements with dimensions.
All adjacent information from the plat has been included.
- Dimensions for all easements should be included on the site plan.
Easement dimensions have been included on the Site Plan.
- Please note that all easement dimensions identified on the site plan should be identical to the information found on the plat.
Noted.
- Please label property line with Basis of Bearings.
The Basis of Bearings has been added to the Site Plan.
- Are gates proposed at the two entrances? If so, please label, indicate the setback from the property line and provide detail on details sheet. Please ensure that license agreement for gate has been secured if the gate is located within an easement area.
No new vehicular gates are proposed. A detail for the pedestrian gate has been included on the Elevations Sheet.
- If there is proposed detention on the western side of the property, this needs to be shown on the site plan.
The outline of the proposed detention pond has been included on the Site Plan.
- Resolve spelling issue for “Oil Recycle” label.
The spelling issue has been resolved.
- Please provide details of all trash screening on details sheet.
Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, these details have *not* been included. Rather a note referencing the original plans has been included.
- Include sidewalk dimension on site plan.
The sidewalk has been dimensioned.
- Please label existing vs proposed fences. Proposed fences must have details included on details sheet.
No new vehicular gates are proposed. A detail for the pedestrian gate has been included on the Elevations Sheet.



- Please dimension typical parking space as well as the van-accessible handicap space.
The sidewalk has been dimensioned.
- Provide details of all light fixtures included in this site plan on the details sheet.
Proposed lighting fixtures are included on the photometrics plan to maintain legibility of the Site Plan.
- Please dimension and provide a detailed cross section on the details sheet of the proposed gate and pedestrian access on the southern side of the property.
A detail for the pedestrian gate has been included on the Elevations Sheet.
- East 23rd Avenue and Rifle Street should be labeled with street type – “Collector Street” or “Local Street”.
Both streets are “Local Street”s and have been labeled.
- Please include “Lot 1, Block 1” labeling.
This labeling has been added.
- Please label surface materials.
The surface materials have been labeled.
- Delete “Site Drainage per Civil Grading Plan”.
This note has been deleted.
- Is the hatched line on the site plan an easement? If so, please label the easement and all relevant dimensions.
The easement has been labeled and dimensioned.
- Include acreage with SF area.
Acreage has been included with the SF area.
- With the exception of architectural elevations, all pages should utilize the same scale. Please review and revise the scales used between pages.
All pages have been revised to reflect the same 1”=40’ scale.
- Please include a legend including all symbology on the site plan, including existing and proposed features.
A legend has been included.
- Delete “Construction Documents” from bottom right hand of this page.
This has been deleted.



- Continue numbering with “2 of ____”.
The Sheet Numbering has been updated.

Sheet 3 (A101)

- This page is not required for the Site Plan and should be removed.
This page has been removed.

Sheet 4 (A103)

- Label building height on both sides of schematic for all 4 elevations.
The building height has been labeled on both sides of all 4 elevations.
- Please include legend containing exterior materials and color proposals. This will help to clean up this page and makes it easier for review.
A CMU Wall Schedule has been included.
- Continue numbering with “3 of ____”.
The Sheet Numbering has been updated.
- Delete “Construction Documents” from bottom right hand of page.
This has been deleted.

Sheet 5 (A104)

- Is there lighting proposed for the equipment parking area? If so, this needs to be labeled and detailed.
No lighting is proposed for the equipment parking area.
- Please label all elements on the photometric plan. If symbology is necessary, please include a legend.
A legend has been added.
- Please add specifications and details for all proposed lighting elements.
Proposed lighting fixtures are included on the photometrics plan.
- The tables included on this page should be much larger.
The tables have been enlarged.
- Continue numbering with “4 of ____”.
The Sheet Numbering has been updated.
- Delete “Construction Documents” from bottom right hand of page.
This has been deleted.



Sheet 6 (P-1)

- Grading should be included on this sheet.
Existing and proposed contours have been included.
- All easements included on this landscaping plan must be labeled and dimensioned.
All easements have been labeled and dimensioned.
- Again, please differentiate between the existing and proposed elements on site.
Existing and proposed elements onsite have been more clearly differentiated.
- Proposed light fixtures, trash screening, gates, etc. must be detailed on a details sheet.
Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the trash screening and existing fencing have *not* been added to this package. Rather notes referencing the original approved plan has been added. Proposed lighting fixtures are included on the photometrics plan. A detail of the pedestrian gate has been added to the Elevations Sheet and no other new fencing is proposed for this amendment.
- Entire site should be shown since existing landscaping is present on western property line. Please show the existing landscaping, including vegetation type and tree species, on this plan.
The entire site is depicted.
- Please make the property line more distinct.
The property line has been made more distinct.
- Please include legend that indicates plant type with symbology including existing vs proposed materials, as well as a planting schedule for proposed landscaping elements.
A legend has been added.
- Continue numbering that is consistent with the other pages in this submission.
The Sheet Numbering has been updated.
- Please insert "Not for Construction" on bottom right-hand of page.
This has been included.
- Please remain consistent with font usage.
The fonts have been reviewed for consistency.

Sheet 7 (ALTA/NSPS Land Title Survey)

- The Land Title Survey is not a requirement with this submission.
The Survey has been removed from the package.
- The vicinity map included on the cover page of the Land Title Survey should be referenced when re-formatting the vicinity map for the site plan cover page.
Noted.



Sheet 8 (ALTA/NSPS Land Title Survey)

- The Basis of Bearings included here should be included on the previous sheets of this submission.

The Basis of Bearing has been added to the Site Plan.

- This page is not necessary, but the grading could be used as a base for the grading and utilities sheet necessary for a complete submission.

Noted.

Landscape Design Issues – W. David Barrett, 303-739-7133, wbarrett@auroragov.org

Site Plan

Comments Sheet 6, (P-1)

- Prepare your landscape plans in accordance with the requirements found in the City of Aurora Zoning code, specifically Article 14 as well as the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments. Provide the necessary landscape tables in order to demonstrate compliance with code requirements. Tables shall be provided for each of the required landscape treatments (i.e. street frontage and buffer tables etc.). Include all of the required landscape notes required by code.

The plans have been prepared in accordance with the City's Zoning Requirements and the Landscape Reference Manual.

- Show the entire landscape plan that includes all existing landscaping for the entire site. Minor amendment plans must have plant symbols and plant labels with a plant schedule. Revise your plans to include all of the plants specifying existing plant and new plants.

Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the existing landscaping has not been added to this package. Rather a note referencing the original approved landscape plan has been added.

- Please show grading on this plan.

Existing and proposed contours have been included.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

Building Department and Life Safety – John J. Van Essen, 303-739-7489, jvanesse@auroragov.org

Site Plan

Comments Sheet 1

(A000)

- Please add Note: EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BUILDING RADIO COVERAGE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY



INSPECTION SERVICE AT THE OWNER/DEVELOPERS EXPENSE. LACK OF ADEQUATE IN-BUILDING RADIO COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHERE THE STRUCTURE IS FOUND DEFICIENT A SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR OR MODIFY ANY EMERGENCY RESPONSE RADIO COVERAGE SYSTEM. PER 2015 IFC, SECTION 510.

Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.

- Please add the following Note: THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.

- A separate building permit through the building division is required to be obtained by the contractor prior to the installation of any gating/barrier system that crosses a dedicated fire lane easement."

No new vehicular gates are proposed as a part of this amendment.

- Please Delete Note 17, Not in LDN.

Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.

- Please modify Note 9.

Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.



- Please revise Note 4.
Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.
- Please add: The IBC Occupancy type and IBC Construction Type to Data Block.
Also state whether the building is sprinklered.
This note has been added and the Data Block is included on the Site Plan.
- Please add square footage of building.
Building square footage has been added and the Data Block is shown on the Site Plan.
- Please add: (Van Accessible Space).
This note has been added and the Data Block is shown on the Site Plan.
- Please delete “BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARD INSTITUTE”.
Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.
- Please delete “Note: This form is also available online...”.
Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.

Sheet 2 (A100)

- Please label and show the Existing Gating System. For example: (2) 12' Manual Swinging Gates with Approved Knox Hardware. Also please show the gating configuration on a separate detail. Please label and show: Knox Box; minimum unobstructed width of 24'.
The existing gates have been labeled. Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the existing gate configuration has *not* been added to this package. Rather a note referencing the original approved plan has been added.
- Please label the Fire Lane correctly.
The Fire Lane has been labeled correctly.
- Insure that the gating system is not intended to be motorized or electrical opening. If so, then an SOS system will be required.
No new vehicular gates are proposed as a part of this amendment.



- Please show and label the accessible route to the building and the Public Way.
The accessible route to the building has been shown.
- Need to label and show an accessible Gate for employees and the public. Please explain in detail how this gate will work.
A pedestrian gate detail has been added to the Elevations page, sheet 4 of 6.
- Please label and show Knox Box.
A Knox Box has been labeled on both gates.
- Please provide more information about the recycled oil container. For example, is this an underground tank? If so, please illustrate that and label the number of gallons. State whether the tank is mobile.
A description of the recycled oil container has been added.
- Please label the Fire Hydrant “existing” and show the correct orientation.
The fire hydrant has been revised.

Sheet 3 (A101)

- This page is not required for this submission and should be removed.
This page has been removed.

Sheet 4 (A103)

- Please label and show Knox Box.
The Knox Box has been labeled.

Sheet 5 (A104)

- Please add the Accessible route to the photometric plan so we can verify the required 1 ft. /candle minimum of lighting along the entire route.
The accessible route has been included.
- Please label the Fire Lane correctly.
The Fire Lane has been labeled correctly.
- Please label the Fire Hydrant “existing” and show the correct orientation.
The Fire Hydrant has been labeled as “existing” and its orientation corrected.

Sheet 6 (P-1)

- Identify all Knox box locations within the landscape plan.
Knox Box locations have been identified.
- Please label the Fire Lane correctly.
The Fire Lane label has been revised.



- Please label the Fire Hydrant “existing” and show the correct orientation.
The Fire Hydrant has been labeled as “existing” and its orientation corrected.
- Please label and show Knox Box.
Knox Box locations have been labeled.

Civil Engineering – Kristen Tanabe, 303-739-7306, ktanabe@auroragov.org

Site Plan

Comments Sheet 1

(A000)

- Please review the Site Plan Manual for submittal requirements. A Grading and Utility Plan are required with the Site Plan set. Additional comments will be provided when this information is submitted.
A Grading and Utility Plan have been included.
- Per the pre-application notes, a Preliminary Drainage Report is required with this development. Please contact the Engineer on Duty at 303-739-7335 to create a civil folder for the Preliminary Drainage report. Review fees shall apply. The site plan amendment will not be approved until the preliminary drainage report is approved.
Comments on the Preliminary Drainage Report submitted have been addressed under separate cover.
- Please remove the AutoCad SHX text items in the comment section. Please flatten to reduce the select- ability of the items.
These have been removed.

Sheet 2 (A100)

- Please provide site dimension for drive aisles, entrances, parking spaces, etc.
Dimensions have been provided.
- Clearly identify and label existing features such as sidewalk, cross pans, gates, etc. Provide dimensions where applicable.
These items have been clearly identified.
- Per the pre-application notes, please add the following note: “THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.”
This note has been added.



- Dimension the proposed sidewalk.
The sidewalk has been dimensioned.
- Utility plan is required with the site plan submittal.
A Utility Plan has been included.
- Please show/label updated curb ramps at southern entrance.
The curb ramps have been labeled.
- Please show/label existing street lights.
There are no existing street lights along the subject property.
- A drainage easement is required for all detention/water quality ponds. Show/label drainage easement.
A drainage easement has been labeled.
- A grading plan is required with the site plan submittal.
A Grading Plan has been included.
- Show/label updated curb ramps at western entrance.
The curb ramps have been labeled.

Real Property – Maurice Brooks, 303-739-7294, mbrooks@auroragov.org;
Darren Akrie, 303-739-7331, dakrie@auroragov.org

Site Plan
Comments Sheet 1
(A000)

- Legal description should read “Lot 1, Block 1, Tower Center Partners Subdivision Filing No. 4”.
Per direction from the Project Planner, the proposed work is being included in the previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.
- Please review number 7 of the notes to ensure accuracy. It should read “All crossings and encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage, or repair to City facilities that may result from the installation, operation, or maintenance of said private irrigation systems or private utilities.”
Per direction from the Project Planner, the proposed work is being included in the



previous Site Plan with appropriate references. As such, the Cover Sheet has been removed from this package.

Sheet 2 (A100)

- Please add legal description to Site Plan.
The legal description has been added to the Site Plan.

Sheet 6 (P1)

- Please add legal description to Landscape Plan.
The legal description has been added to the Landscape Plan.

Traffic Engineering – Brianna Medema, 303-739-7336, bmedema@auroragov.org

Site Plan

Comments Sheet 1

(A000)

- Please label access movements (either arrows or “Full Movement” text)
“Full Movement” text has been added to the plans.
- Include Stop Sign or Yield Sign at southern entrance.
A Stop Sign has been added at the southern entrance.
- Please show sight triangles per COA STD TE-13.1 – Applies to all driveways.
Site Triangles have been added to both driveways.
- Label existing Yield sign.
The existing Yield Sign has been labeled.
- Please show sight triangles per COA STD TE-13.1 for Rifle and E 23rd intersection.
Site Triangles have been added to the intersection.
- Please show sight triangles per COA STD TE-13.1 – Applies to all driveways.
Site Triangles have been added to both driveways.
- Include Stop Sign or Yield Sign at western entrance.
A Stop Sign has been added at the southern entrance.



Sheet 6 (P1)

- Show sight triangles per COA STD TE-13.1 - Applies to all driveways. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. Add note: "All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10".
Site Triangles have been added to both driveway.

Please feel free to contact me with any additional questions or concerns at (720) 390-5525.

Regards,

R&R Engineers-Surveyors, Inc.

Christopher A. M. Hill, PE
Project Manager