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March 24, 2022

Liz Fuselier
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Initial Technical Review – Pivot Energy Solar – Site Plan
Application Number: **DA-2290-00**
Case Numbers: **2021-6044-00**

Dear Ms. Fuselier,

Thank you for your review and comments of our technical submission. We have addressed those comments and attached a new set of plans along with this cover letter. Below you will find our response to each set of comments followed by the new set of plans attached behind those. We have responded to the comments individually by section as they were sent to us in your previous letter dated March 14, 2022.

If these are not up to the standard the city is looking for, please let us know and we will be happy to address any further comments or issues.

Sincerely,

Rick Hagmayer, P.E.
Senior Project Manager
Enertia Consulting

PLANNING DEPARTMENT COMMENTS

1. Architectural and Urban Design Issues

1A. The use of a "Deer Fence" product with barbed wiring is not permitted per the Unified Development Ordinance. Please refer to the UDO Section 146-4.7.9 for permitted fencing, height restrictions and other requirements. Include type and height of fencing that may be visible from the ROW as well as internal to the site. Chain link fencing is not permitted along Tower Road and 6th Avenue.

Response: It's understood that barbed wire is not allowed and has been removed and replaced with 9 GA steel wire in the fencing detail.

2. Addressing (Phil Turner)

2A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

Response: Digital files have been sent to Phil to get addressing for the site. The addresses are 700 N. Tower Road, 800 North Tower Road and 900 North Tower Road.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe)

3A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Understood.

3B. Min 2% slope required for swales or provide concrete pan.

Response: Per conversation on 3/23 with Brianna Medema, Rich Horstmann and Tina York, the City will allow a variance for these swales of less than 2.0% without providing a concrete pan. The formal variance request will be clearly stated in the preliminary and final drainage reports.

3C. A drainage/access easement is required for all permanent water quality BMPs.

Response: Understood. BMPs will be installed within a drainage and access easement. Note, the City owns the property and is in a 20-year lease with the applicant.

3D. Access easement required from the drainage easement to public ROW.

Response: Understood. The Fire Corridor will double as an access easement. Language included with the SDP has been revised to show the update. Note, the City owns the property and is in a 20-year lease with the applicant.

3E. Erosion control plans are not part of the site plan and are required with the civil plan submittal, typical.

Response: Understood. Details of erosion control measures have been removed as well as calls for such measures. These will be included in the Civil plans.

4. Fire / Life Safety (Mark Apodaca)

4A. Provide fire apparatus access / fire lane per the 2015 IFC section 503 with turn around.

Response: A fire access fire lane has been added in the requested areas.

4B. Show fire lane signs. Please update fire lane sign details.

Response: A fire access fire lane has been added in the requested areas.

4C. Please update gate label: 2 - 12'

Response: The label has been updated to show 2-12' gates with a Knox Box.

4D. Provide fire apparatus access / fire lane per the 2015 IFC section 503 with turn around.

Response: A fire access fire lane has been added in the requested areas.

4E. Update to Fire Lane and Access Easement. Include easement width.

Response: the label has been revised to a similar call as requested. The Fire Lane and Access easement is 23' wide while the physical access is 24' wide. The hatching is meant to illustrate the physical hatching, but, as you've indicated, is a good representation of the Fire Land and Access Easement. Dimensions have been added to illustrate both items.

4F. Add the gate label as follows: 2 - 12" Manual Swing Gates with Knox Box.

Response: The label has been updated to show 2-12' gates with a Knox Box.

4G. Please show knox box and minimum 6" clearance from ground to bottom of gate.

Response: The Knox box has been added to one of the posts, and the call has been revised from 2" of clearance to 6" of clearance.

5. Real Property (Maurice Brooks)

5A. Begin the Fire Lane corridor dedication process with Andy Niquette at dedicationproperty@auroragov.org.

Response: Understood.

6. Water (Chong Woo)

6A. Show existing water main lines along E. 6th Ave and Tower Road. Depict existing water main and easement/right of way along E 6th Ave. No grading is permitted within the water easement/right of way.

Response: The Water line is offsite of our project and we do not have surveyed linework. An 811 call was performed on the area and our linework was placed at the approximate location of the field paint using tape measures.