

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



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March 14, 2022

Jon Fitzpatrick
Pivot Energy
1750 15th Street Suite 400
Denver, CO 80202

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

Dear Mr. Fitzpatrick:

Thank you for your initial technical submission. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Some issues remain so you will need to make another submission. Please revise your previous work and send us a new submission on or before March 25, 2022.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Rick Hagmayer – Enertia Consulting Group 1529 Market Street Ste 200 Denver CO 80202
Scott Campbell, Neighborhood Liaison
Daunte Rushton, ODA
Filed: K:\\$DA\2290-00tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Fencing (Planning)
- Drainage Easements (Public Works)
- Fire Lane Corridor Dedication (Real Property)
- Fire Lane + Other Labelling (Fire/Life Safety)

PLANNING DEPARTMENT COMMENTS

Planning Comments (Liz Fuselier / 303.739.7450 / EFuselic@auroragov.org/ Comments in dark teal)

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.

2. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 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 is 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 3A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
3B. Min 2% slope required for swales or provide concrete pan.
3C. A drainage/access easement is required for all permanent water quality BMPs.
3D. Access easement required from the drainage easement to public ROW.
3E. Erosion control plans are not part of the site plan and are required with the civil plan submittal, typical.

4. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 4A. Provide fire apparatus access / fire lane per the 2015 IFC section 503 with turn around.
4B. Show fire lane signs. Please update fire lane sign details.
4C. Please update gate label: 2 - 12'
4D. Provide fire apparatus access / fire lane per the 2015 IFC section 503 with turn around.
4E. Update to Fire Lane and Access Easement. Include easement width.
4F. Add the gate label as follows: 2 - 12" Manual Swing Gates with Knox Box.
4G. Please show knox box and minimum 6" clearance from ground to bottom of gate.

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

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

6. Water (Chong Woo/Comments in Red)

- 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.