

Planning and Development Services Department
Attn: W. David Barrett
15151 East Alamenda Parkway
2nd Floor, Suite 2300
Aurora, CO 80012

September 6, 2022

Re: Revisions to Site Plan Amendment (3)
Case Number 1997-6024-04

Dear Erik,

We are resubmitting our Minor Amendment with the requested changes for the above referenced case. We have made the necessary changes and have included responses to each of the revision comments with this cover letter.

Please let me know if you need anything else from me.

Sincerely,

Bobby Inabinet

Bobby Inabinet
Compliance Manager
binabinet@amarok.com
(803) 904-2544

ULTIMATE PERIMETER SECURITY

A. Planning W. David Barrett 303-739-7133 wbarrett@auroragov.org

1. Please verify if this fence is 10' tall. The site plan calls out a 9' steel fence and a 6' chain-link fence. Please clarify.

Comment: Both the existing fence and the proposed fence are 10' in height.

B. Real Property Maurice Brooks 303-739-7294 mbrooks@auroragov.org

Please see the connected site plan to see where comments are located.

1. Add these updated Site Plan notes:

ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

Comment: This has been added on page 8 of the site plans.

C. Life Safety William Polk 303-739-7371 wpolk@auroragov.org

1. Show, label, and date the site plan fence amendment.

Comment: Please see the clouded items on the site plan.

2. Add the following note to the cover sheet:

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.

Comment: This has been added on page 8 of the site plans.

3. Storage, use, or handling of hazardous materials is prohibited within 25' feet of electric fences. Please provide a note that speaks to the 25' spacing requirement.

Comment: This has been added on page 8 of the site plans.

4. How will the proposed security fence impact the gating systems?

Are new gating systems being proposed?

Are the gates energized?

Comment: The security fence will be no impact the gating systems. The existing fence and gates are not changed, modified, or impacted by our purposed security system. Our security system is a completely separate structure that goes inside the existing fence. No new gating system being proposed, and the gates will not be energized.

5. Is there a pedestrian type of gate access? If so, please show and identify its location.

Comment: There are 2 gates, neither is listed as a pedestrian gate.

6. Show and label the approved visual signal indicator next to the Knox key switch for emergency responders that indicates if the battery-operated alarm electric fence is energized or de-energized.

Comment: See page 9 of the site plans.

7. Show and label the location of the power source and regulating/monitoring equipment.

Comment: See page 8 of the site plans

8. Show and label the location of the cut-off switch that is capable of disconnecting the fence from the controller. Additionally, the Knox hardware shall be provided with a reflective marker displayed in approved location.

Comment: See page 8 of the site plans – There is a Knox at each gate.

9. This image appears to show a smaller gate than what is indicated on the plans. It also shows a pillar/post in what appears to be the fire lane. Please provide additional details about the gating system.

Comment: I don't see the pillar/post referenced here. There is a 16' gate which will be dressed.

10. How will the proposed security fence impact the gating systems?

Are new gating systems being proposed?

Are the gates energized?

Comment: The security fence will be no impact the gating systems. The existing fence and gates are not changed, modified, or impacted by our purposed security system. Our security system is a completely separate structure that goes inside the existing fence. No new gating system being proposed, and the gates will not be energized.

11. The other submitted sheets reflect a different gate label. The gating shall be consistent. Please revise gating labels to actual existing gates or new gates.

Comment: Gate labels have been updated.

12. The other submitted sheets reflect a different gate label. The gating shall be consistent. Please revise gating labels to actual existing gates or new gates.

Comment: Gate labels have been updated.

13. Please provide a note that states the proposed electrical fence is in compliance with COA UDO Battery-operated alarmed electric fence provisions and if a conditional approval is required and has been obtained.

Comment: This has been added on page 8 of the site plans.

14. The other submitted sheets reflect a different gate label. The gating shall be consistent. Please revise gating labels to actual existing gates or new gates.

Comment: Gate labels have been updated.

15. Relabel gating detail to mirror site sheet nomenclature. If the gate is energized, the label must reflect if the gate is energized, automatic, width, movement (Sliding/swinging), opening mechanism (SOS), and approved Knox Hardware.

Comment: The gates have these labels (swinging gate w/ Knox, sliding gate 2/ Knox).

16. Example 29' Energized Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release

17. Will this electric fence be tied into any fire or life safety protections systems. If so, please provide a narrative explaining how the systems will interface.

Comment: This system will not be tied into any fire or life safety protections systems.

18. The site sheet must call out any proposed new elements. If this gate is new, it must be reflected on the site plan sheets.

Comment: There are no new gates related to this installation.

19. Show and label the warning signs on the site plan.

Comment: Warning signs are shown on page 8 at 30' intervals.

20. Provide the fire dept disconnect switch sign and the detail for the cutoff switch.

Comment: See page 9 of the site plans.

21. Electrical signs shall be identified on the site plan. Show and label signs spaced according to the COA's UDO requirements.

Comment: Warning signs are shown on page 8 at 30' intervals.



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