

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add a revision delta to all changes requested from other departments.
- All the required notes regarding the gate as listed.
- Please submit minutes of the HOA meeting and a letter of approval from the HOA Board.

PLANNING DEPARTMENT COMMENTS

Dan Osoba, Planner 1, dosoba@auroragov.rg, 303.739.7121

Comments in teal box, teal text

Cover Sheet

- Please add a revision delta like the one shown here to all changes requested by the other departments.

REPLY: All changes have been clouded with a delta 2.

- Please note that is amendment will not be approved without an approved License Agreement. This agreement will require the minutes of the HOA meeting at which the residents vote for an assessment to pay for the gate. Please ensure that you send a copy of those minutes to me at your earliest convenience.

***REPLY: An email received from Dan Osoba dated 5/16/2019 stated the following:
"Please note: the comments regarding the license agreement and HOA minutes can be disregarded as they have been completed at this point."***

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

2. LIFE SAETY

Ted Caviness, Building Plans Examiner, tcavines@auroragov.org , 303.739.7628

Comments in blue

Sheet S-3

Please add the following notes:

- A "LISTED" 24-hour battery backup is required to be installed on ENTRANCE and EXIT GATES; Residential/Multifamily: Gates will open on battery backup during loss of power and will remain open until the power is restored.
- All multifamily housing developments, including single-family homes of 5 or more homes shall have preemption devices on each gate.
- Electrically controlled access gates must be operable with the Fire Department Knox access key while the gate is utilizing either primary or secondary power. The gate must stay open until the key switch is returned to normal operation.
- The minimum clear opening width of the gating system shall be not less than 23 feet for two-way traffic and 11.5 feet for one-way traffic.

- An approved Knox key switch shall be installed on all gates. When activated both the entrance and exit gates will remain in the open position until deactivated by the Knox key switch. The Knox key switch must bypass all free access loop systems.
- The entrance Knox key switch shall be located above any gate keypad, 5.5 feet above grade. A sign labeled "FD ACCESS" shall be located above the Knox key switch.
- Activated access gates shall open at a rate of one foot per second.
- Gates shall remain open a minimum of 90 seconds when operation is initiated by the Siren-Operated/Sensor-Controlled (SOS) System.
- 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 BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE 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; C) AN ELECTRICAL OR BATTERY BACK UP SYSTEM THAT OPENS THE GATE ON THE LOSS OF PRIMARY ELECTRICAL POWER; AND D) MANUAL OVERRIDE IN THE EVENT OF SYSTEM FAILURE.

REPLY: All notes have been added and clouded with a delta 2.

Sheet S-4

Label the gates with the following: 12' swinging gate with approved Siren Operated System, Knox Key Switch, Manual Release and 24-hour Battery Back-up System. A revision delta should be added here as well.

REPLY: The note has been added and clouded with a delta 2.

Sheet D-1

- Show the movement area of the gates on the detail.

REPLY: the area has been added and clouded with a delta 2.

- Add detail of the Fire Department Access sign and arrangement of access, Knox box and Fire Department access sign.

REPLY: the access sign detail has been added and clouded with a delta 2.

- Change item A) in the note to “Siren Operated System”

REPLY: the note has been updated and clouded with a delta 2.