

March 24, 2023

City of Aurora
Planning Division
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012
Attn: Liz Fuselier, Planner

Re: Aurora 2 MSC – Site Plan and Plat; submission Revision 3 - Responses

Dear Ms. Fuselier,

Please find below, our written responses to the City’s Rev3 comments to our Submittal (DA-1005-28).

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Turn off AutoCAD (Planning)
- EV Charging Station Location (Planning)
- EV and ADA Spaces (Planning)
- Preliminary Drainage Report (Public Works)
- Slope Standards (Public Works)
- Minor Redline Comments (Traffic)
- Site Plan Notes (Fire/Life Safety)
- Gating (Fire/Life Safety)
- Phasing (Fire/Life safety)
- Updated Title work (Real Property)
- License Agreements (Real Property)

PLANNING DEPARTMENT COMMENTS

1. *Architectural and Urban Design Comments*

- 1A. Please turn off AutoCAD. **Removed.**
- 1B. For each electric vehicle charging station provided, the minimum number of required off-street parking spaces may be reduced by two. Each charging station counts toward the minimum number of required parking spaces. Where are the charging stations located? Please note this with the next submission. (EV charging station parking spaces have been identified).
Charging stations indicated and noted on site plan.
- 1C. How will the double designation (EV and ADA) be managed? Which car will receive priority? ADA space/user should not have to compete for a space. Suggest EV is removed for those double-utilized spaces. (EV charging stations have been moved, and do not share allocation with ADA parking spaces). ***Charging station at ADA space clarified.***

1D. Provide Charging station Cut sheets with the next submission and locate charging station elevations on the site plan. (Provided on sheet 9 of 15). **Provided, sheet 9 of 15.**

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

2A. Approved. **Noted.**

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. **Acknowledged.**

3B. If opposing curb ramps will not be updated add notes to indicate that the existing ramps meet current standards, typical. **All ramps not being updated meet current standards.**

3C. Min 2% slope in pond bottom, typical. **Grading has been revised.**

3D. Min 2% slope in non-paved areas, typical. **Grading has been revised.**

3E. Minimum slope away from the building is 5% for 10' for landscape areas, minimum of 2% for impervious areas. **Grading has been revised.**

4. Traffic Engineering (Steve Gomez / 303-739-7336 / seqomez@auroragov.org / Comments in amber)

4A. Approved. Please see minor redlined comments on the site plan and make changes with the next submittal. **Acknowledged and revised.**

5. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1

- Please add the following note: **"DEVELOPER", note added.**
- Has the plat to this site been updated to reflect changes? If not, please work with Real Property. **Plat has been updated to reflect.**
- Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
Sitework will not be phased, construction will pertain to only what is being submitted/proposed. Anything outside of submitted project scope shall be considered future projects.

Sheet 2

- Identify and label the proposed gate. Example 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch, and Manual Release. **Noted and provided on Site plan.**
- A license agreement through Real Property (Public Works) is also needed to account for the encroachment into the dedicated easement. **Noted.**

- The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance, please call 303-739-7420 and ask for a Life Safety Plans Examiner. **Noted.**
- Provide the fire lane widths and turning radii. **Noted and provided on Site plan.**
- The gating must be an electronic system that includes an emergency vehicle gate opening system utilizing a redundancy backup system that consists of a siren operation system (S.O.S.), an automatic Knox Key Switch, and a manual override. Please revise to reflect accordingly. TYP. **Noted on Site plan.**
- Encroachment is prohibited within a fire lane easement. Relocate light fixtures outside the fire lane easement. **Noted, light fixtures shifted so as to not overhang fire lane.**
- Public or private access in excess of 150 ft resulting from a project is provided an approved turnaround. **Noted and revised.**
- Show the fire lane sign locations to meet the provided requirements: **Noted and provided on Site plan.**
- Is there an onsite generator? If so, please identify the generator, fuel source, fuel tanks, etc. Advisory comment: State of Colorado OPS Petroleum Program regulates petroleum storage facilities with USTs (underground storage tanks) that hold 110 gallons. **Yes, there are (2) 3.0MW diesel generators with belly tanks indicated with keynote 11, note updated.**

Sheet 4

- Revise the fire line. Example for fire service line label: 6" Fire Line DIP (Private). **Note updated.**

Sheet 10

- Show the location of the FDC and Knox Boxes, and fire riser room exterior door: Identify the FDC as a Y symbol and label it with the following example: "FDC with approved Knox Hardware." Provided Identify the Knox Box as an X within a box symbol and label it with the following example: "Knox Box." Typical for Utility, Landscaping, Elevation, and Photometric Plans.) **Notes and symbols provided on elevations.**
- Show and identify the fire riser room and FDC signs. **Notes provided on elevations.**
- Revise the gate labels to the naming convention identified on the site sheet. **Labels revised.**

6. *Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)*

6A. Approved. **Acknowledged.**

7. *Forestry (Rebecca Lamphear / 303-739-7177 / RLamphea@auroragov.org / Comments in purple)*

7A. Approved. **Acknowledged.**

8. *Real Property (John Doose / 970-379-0008 / jdoose@auroragov.org / Comments in magenta)*

- 8A. Update title work within 120 days. **Acknowledged.**
- 8B. Typo in notes as shown and marked. **Noted and revised.**
- 8C. 3"x3" block add to plat. **Noted and revised.**

8D. Any encroachments into easements owned by the city will require a license agreement. Contact Grace Gray at ggray@auroragov.org for a license. *Acknowledged.*

Sincerely,

A handwritten signature in black ink, appearing to read 'David Huang', is written over a light gray dotted background.

David Huang
Jackson Main Architecture