



February 26, 2024

Erik Gates
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: 3rd Submission Review – Fitzsimons Gateway Affordable Multi-Family – Site Plan Amd. 1
Case Number: 2022-4047-01

Dear Mr. Gates:

Thank you for the comments on the Fitzsimons Gateway Apartments Site Plan which we received on January 2, 2024. We have reviewed all the comments and have addressed them below.

2. Fire / Life Safety (Gail Pough / 303-618-4077 / gpough@auroragov.org)

[Site Plan Page 2&3]

2A. Please provide a flush curb transition to the accessible aisle.

Response: flush curb labels have been added.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,
Norris Design

A handwritten signature in black ink that reads "Elyse Appelgate".

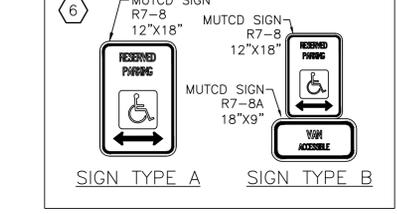
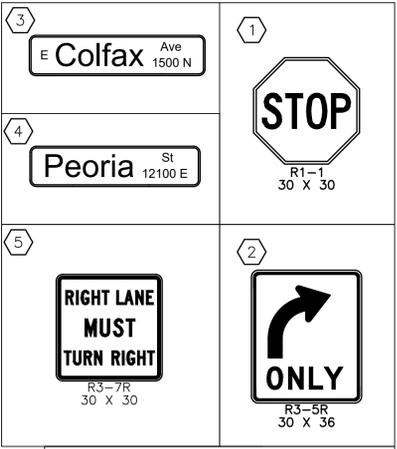
Elyse Appelgate
Associate

LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT
	CURB & GUTTER (CATCH)
	CURB & GUTTER (SPILL)
	ASPHALT
	CONCRETE/SIDEWALK
	UNDERGROUND DETENTION FACILITY
	FIRE DEPT. CONNECTION W/ APPROVED KNOX HARDWARE
	KNOX BOX
	ADA PATH
	SIGN
	PARKING COUNT
	DRIVE
	TRAFFIC SIGNAL PEDESTAL POLE W/ PED. PUSH BUTTON

SIGHT TRIANGLE LEGEND

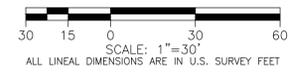
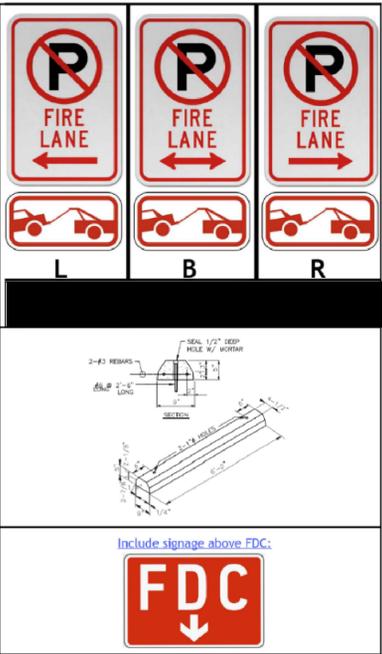
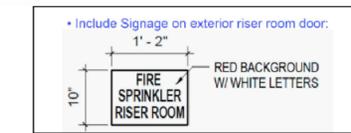
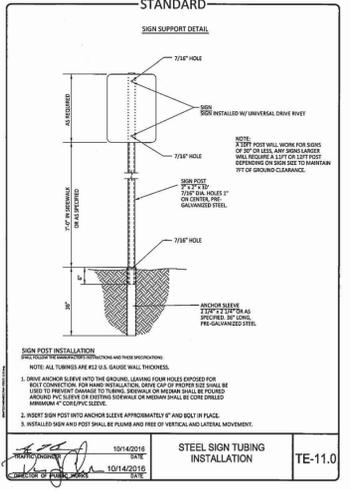
SIGHT TRIANGLE LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH CITY OF AURORA SPECIFICATION 4.04.2.10



FIRE LANE SIGN NOTES

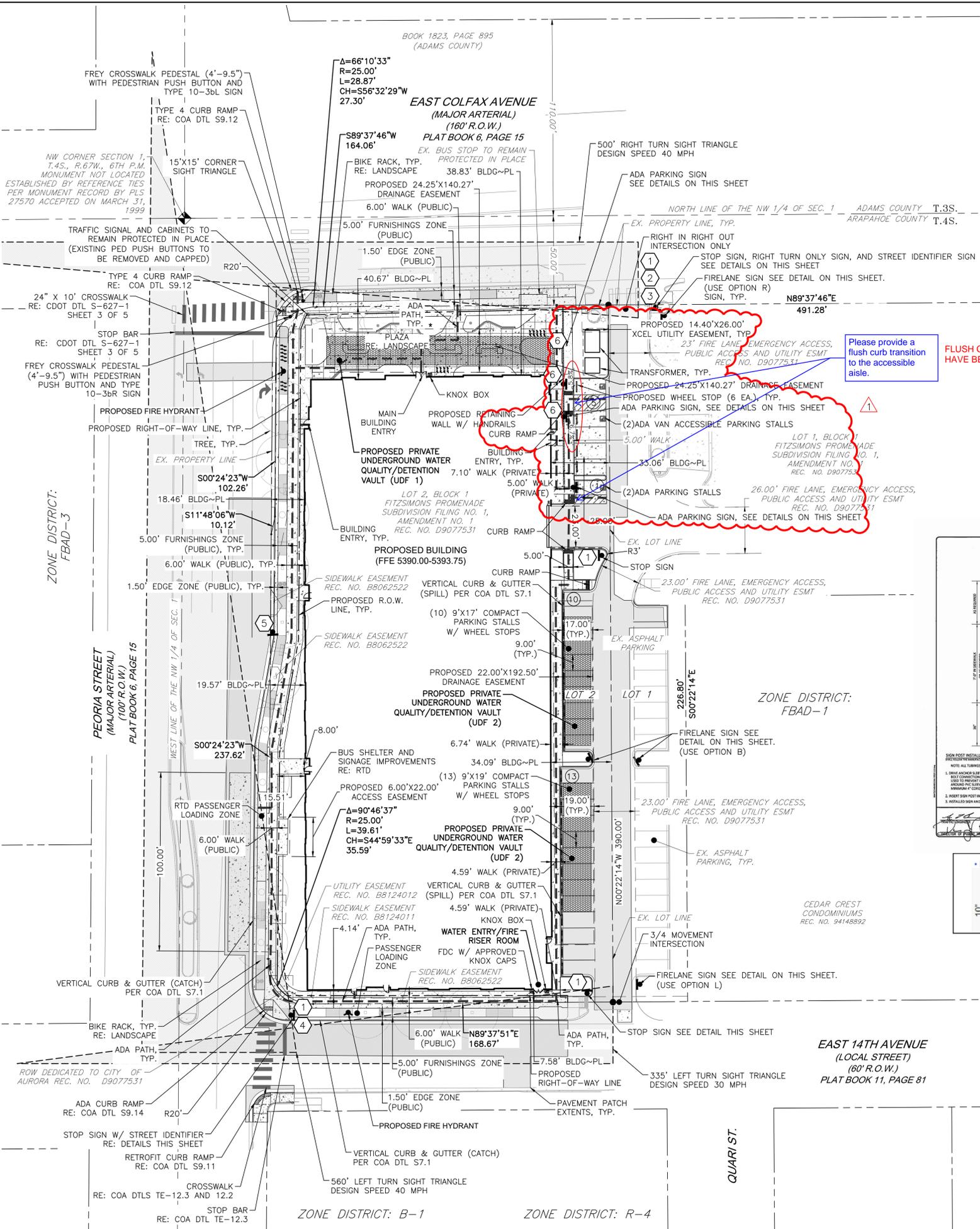
- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30° AND NOT MORE THAN 45° WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE OF THE SIGN SHALL BE 7'. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCOACH INTO THE 29' TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCOACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

Please provide a flush curb transition to the accessible aisle. **FLUSH CURB LABELS HAVE BEEN ADDED**



BENCHMARK

BENCHMARK: CITY OF AURORA BENCHMARK #4S6702NW005 (AZTEC #500). RECOVERED A 3" BRASS CAP IN THE TOP BACK OF CURB BETWEEN TWO INLET BOXES AT THE SOUTHEAST CORNER OF KENTON ST & E. COLFAX AVE.
NAVD88 ELEV=5371.24'



CHECKED BY: XX
DRAWN BY: XX

