

Aurora Fire Station #7 Fencing Project

City Project No: R-2287

Minor Site Plan Amendment – Response to Comments Letter #2

Case Number: 2002-6016-03

Aurora Fire Station #7
2290 S. Blackhawk Street
Aurora, CO 80014

July 26, 2024

To: Jamie Hartig, Planner, City of Aurora Planning Department

We received the second submission review letter, dated June 21, 2024, and have made the requested changes to the site plan amendment drawings. Please see our responses to comments below.

1A. Page 4, Landscaping:

- Please provide a summary of any landscaping to be replaced to accommodate the new fence. **Response: As discussed via email on 6/21, "the intent of this comment is to ensure that existing landscaping remains to maintain the character of the site and integration with the surrounding neighborhood, but we understand that the existing site may not match what was previously proposed on the original site plan of record. Therefore, please add a note on the new landscape plan L1 for existing plantings to be relocated or replaced in kind, as needed during construction of the fence." Minor landscaping changes are indicated on sheet L1. Added a general note stating that: "Where they are unable to be saved, existing plantings shall be relocated or replaced in kind, as needed, during construction of the fence."**
- Update plant list to reflect removing shrubs. **Response: See note above. The original plant list will not be updated.**

1A. Page 1, Cover and Vicinity Map:

- Please submit your civil plans prior to your next site plan submittal. The site plan will not be approved until the civil plans are submitted. The civil plan submittal process is explained on the following website: https://www.auroragov.org/business_services/development_center/codes_rules/engineering. **Response: Civil plans were submitted to the City on 7/23.**

1B. Page 2:

- Add site plan note: "Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut." **Response: This note was added to page 2.**

1C. Page 8, Site Plan, Sheet C1:

- Please refer to email Kendra sent on 6/11/24 for links to civil engineering plan review information: The civil plan submittal process is actually a separate process that is outlined below. Please click on the links below for more information and let me know if you have any additional questions.
Civil Plan Pre-Acceptance Process:
 1. Prior to submittal of the electronic Civil Construction Plans, the civil consultant will submit the Submittal Form to the Permit Center via engineering@auroragov.org. If the Permit Center accepts the submittal form, the civil portal will be opened, and the applicant will upload the Civil Construction Plans.
 2. The Permit Center will evaluate the uploaded plans to check that all required documents have been uploaded. The Permit Center will either indicate if any documents are missing via email to the applicant, or they will progress the application to Pre-Acceptance.
 3. During Pre-Acceptance, the appropriate City departments will do a superficial review of the application within two business days after document check in for all the items listed in the City of Aurora Civil Plan Submittal & Review Pre-Acceptance Checklist. This review is only for completeness and does not constitute a full review.
 4. If one or more department(s) determines that the application is incomplete, the application will not be accepted in for 1st review and the applicant shall re-upload the revised, complete documents. If all the departments determine that the application is complete, the project submittal will enter the 1st formal review and follow our standard civil plan timelines.

Response: Civil plans were submitted to the City on 7/23.

1D. Page 8, Site Plan, Sheet C1:

- Ensure that an ADA compliant landing and route is provided from the ADA accessible stall to the building. The detailed grading will be checked at the civil plan submittal level. This sheet differs from the sidewalk extents shown on sheet L2. **Response: the site plan has been updated to show ADA compliant landing and route to the building, and the sidewalk revised to match the landscape plan. A grading plan is included in the civil plan submittal.**

1E. Page 8, Site Plan, Sheet C1:

- Please remove all proposed spot elevations from this site plan submittal, and only include these elevations and detailed grading with your civil plan submittal, typ. ALL. **Response: spot elevations were removed from this sheet and instead are noted in the grading plan in the civil plan submittal.**

1F. Page 8, Site Plan, Sheet C1:

- Please add the following notes:
 - Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1% and minimum slope on concrete is 0.5%.
 - The maximum slope within ROW is 4:1' the maximum slope for property outside of the ROW is 3:1.
 - The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped with a minimum of two (2) percent away from the building.
 - The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire line is four percent with a resultant maximum slope of ten percent.
 - The resultant grade in any direction within accessible parking areas shall not exceed two percent.
 - The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope along an accessible path shall not exceed five percent.

Response: These notes were added to sheet C1.

2A. Approved. No Comments. **Response: thank you!**

3A. Show the Accessible Route on the Grading Sheet. It should extend from the building exit door(s) to the public way and the loading area next to the ADA parking. **Response: the accessible route is shown on the Grading Sheet which is included in the civil plans submittal.**

The Fire Station #7 site plan sheets have been revised to reflect the comments and responses above.

Please let me know if you have any questions or need additional information for this application.

Thank you!



Tino Leone
HB&A Principal, Architect
tino.leone@hbaa.com
Office: 719-473-7063
Direct: 719-424-4626