



Aurora Fire Station #12 Fencing Project

City Project No: R-2287

Minor Site Plan Amendment – Response to Comments Letter

Case Number: 1985-6069-02

Aurora Fire Station #12
19491 E. 34th Dr.
Aurora, CO 80011

July 23, 2024

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

We received the initial submission review letter, dated April 11, 2024, and have made the requested changes to the site plan amendment drawings. Please see our responses to comments below.

1A. Page 1:

- For any new notes added, please include a delta 1 and red cloud to indicate this is a new note. **Response: added notes with red clouds and delta 1.**
- Please remove date and replace with case number: 1985-6069-02. **Response: updated the Minor Amendment notation.**
- In the data table, please provide an updated number of parking spaces proposed. **Response: the number of parking spaces is not being changed. The parking data table indicates 22 spaces are onsite, which is not affected by the new plans.**

1B. Page 4, Landscaping Plan:

- Please confirm if any landscaping will be removed due to installation of gate and plan to replace any removed landscaping. **Response: Minor landscaping changes are indicated on new sheets L1 and L2. Per email discussion with Planning, the original planting schedule will not be updated. Added a general note on L1 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."**

1C. Page 8, Sheet SD-1:

- Please only provide height and material for fence, all other information of the fence and/or gate should be deleted from site plan. **Response: removed extraneous information from the details and clarified the height and material of the fence and gate.**

2A. Page 1:

- 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. **Response: As per discussions with the City, a separate civil engineering review process is not required for this fire station site plan.**
- Add the following site plan notes on the cover sheet: "10. 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: added the requested notes with red cloud and delta 1.**

2B. Page 2, Site Plan:

- Per section 4.07.7.02.6 of the Roadway Manual, the min. setback is 35' from the flowline or the length of one design vehicle, whichever is longer or include a variance request note on this site plan sheet. If you are interested in pursuing a variance, please add a note on this plan sheet that states: "During civil plan submittal a variance to section 4.07.7.02.6 of the Roadway Manual will be requested to reduce the setback from the street flowline to 26.6'." (or appropriate measurement). Advisory note: A variance table should be included in your civil plan submittal, per Section 2.03.9 of the Roadway Manual. If no variances are being requested, you still must include the variance table with a note of no variances, similar to the example shown on the site plan. **Response: As discussed with Civil Engineering, we are providing a variance request letter which covers all fire stations with reduced setbacks to the vehicular gate. A civil plan submittal is not required for this station.**
- Please callout the identified item in the plan or the legend. **Response: added a note to clarify that the box on the site plan is the gate operator.**

3A. Page 2, Site Plan.

- Gate needs to be setback from the adjacent street flowline a minimum of the longest vehicle entering the access ~43'. **Response: see item 2B, above. A variance letter is being provided.**

4A. Page 1:

- Please provide notes as requested on Page 1 of the Site Plan. **Response: added notes to page 1 as requested.**

4B. Page 2, Site Plan:

- Please use the suggested naming convention for the labeling of the gate. "23' CANTILEVER GATE W/MANUAL RELEASE AND KNOX KEY SWITCH" TYP FOR ALL SHEETS AND GATE DETAILS. **Response: revised the annotation of the gate as requested, on all applicable sheets.**

4C. Page 9, Sheet SD-2:

- Please provide a minimum of 6 inches clearance at the bottom of the Gate. **Response: added note to clarify 6" clearance to ground.**

The Fire Station #12 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!



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