

March 15th, 2024

City of Aurora  
Planning Division  
15151 E. Alameda Parkway, Suite 200,  
Aurora, CO 80012  
303.739.7250

RE: Case Number 1986-6063-09; Tesla's proposed EV charging station at 2767 South Parker Road.

Dear Mr. Gates,

Below is a clarification letter stating what corrections were made to the revised construction documents due to the following comments received:

**Review Number – 1986-6063-09:**

**Planning:**

No Comments

**Landscaping Issues:**

No Comments

**Civil Engineering:**

3A: Please add the following site plan notes: "SITE PLAN NOTES: 1. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane." 2. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act. 3. All crossings or encroachments by private landscape irrigation lines or systems and/or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities. 4. In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer. 5. 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. 6. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits. 7. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code

requirements will apply at the time of building permit. Please be sure that all plan computations are correct.”

Response: Per our conversation on with the City of Aurora on 3/12/24, we have added the applicable notes to sheet GN-2.

**Civil Engineering:**

3B: Remove duplicated notes.

Response: This note was removed from sheet C-2.

**Civil Engineering:**

3C: Proposed elevations are reviewed at the civil plan submittal level, please remove the proposed elevations from the site plan. Proposed min/max slopes are appropriate to be shown on the site plan.

Response: We have removed this from sheet C-3.

**Civil Engineering:**

3D: Please add "(Private)" to the title or add to curb and gutter detail, asphalt pavement detail, and concrete pad detail.

Response: We have added this to the detail names on sheet C-5.

**Civil Engineering:**

3E: Remove this detail on the site plan, and include curb ramp detail on the civil plan submittal. Curb ramps are required to be designed and submitted with the civil plans.

Response: We have removed this detail.

**Civil Engineering:**

3F: Electrical drawings are appropriate with the electrical permit submittal to the building division and are not appropriate in the site plan set. Please remove.

Response: We have removed the electrical drawings from the set.

**Fire/Life Safety:**

4A: Please provide a detail of your EV parking sign.

Response: We have added the city approved sign.

4B: Remove this sign.

Response: Per our discussions, the AHJ has asked us to leave this sign for our trailer parking stalls.

**Forestry:**  
No Comment

**Land Development Services:**  
No Comment

Sincerely,

Brian Guthridge  
Project Manager

Enclosed:

- Revised Design Drawings – Dated March 15th, 2024