

## Aurora Fire Station #7 Fencing Project

City Project No: R-2287

### Minor Site Plan Amendment – Response to Comments Letter

Case Number: 1980-6037-04

Aurora Fire Station #10  
3951 S. Reservoir Rd.  
Aurora, CO 80013

July 26, 2024

To: Josue Loma, 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, Sheet 1:

- Due to the proposed gate and fence, it appears that the parking design has been altered. Per Sec. 4.6.3., all changes must follow the parking standards stipulated in this section. Therefore, many of the comments of this review have been made to ensure that the site remains compliant. **Response: Noted.**
- Please directly update the values of the data table to show a decrease in the number of parking provided. Further, please show the total number of parking spaces required per the parking space calculation table 4.6-1 that is located in Sec. 4.6.3. (C) and follow the instructions for a public facility which states that a minimum required shall be provided at 1 space per 4 persons design capacity. For any values that are changed, or any new information added, please add a red cloud and delta 1 around the specific values as shown. **Response: Parking table was updated to show proposed number of parking spaces and number of required spaces per City standards.**
- For all new notes added, please add a red cloud and delta 1 around the note to show that it is being added via the current application. **Response: Added red cloud and delta 1 to indicate new notes on page 1.**

#### 1B. Page 7, Sheet C1:

- Please dimension the parking spaces and show that they will meet the "Off-Street Parking Layout Dimensions" stated in Table 4.6-4 per Sec. 4.6.5. (D)(6)(a). **Response: Dimensions were added to the parking spaces to show compliance.**
- Please state and clarify that the removed shrubs will be replaced at the existing location and 1 for 1 or greater. If they will be relocated, please show where they will be relocated and show that they will be replaced 1 for 1. Please add this note to all applicable sheets. **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."

- Per Sec. 4.5.4. (E)(2), please show the accessible route from the accessible parking to the accessible building entrance and note that this route shall be the most practical direct route. The accessible route must be located within a sidewalk, at least six feet wide, or as required to comply with the Aurora Roadway Design and Construction Specifications Manual, whichever is greater. Please note that consideration may need to be given to relocate the accessible space. **Response: Civil plans were submitted to the City on 7/23.**

1C. Page 8, Sheet L1:

- Please consolidate the landscape details if possible (L1 and L2). **Response: Sheets L1 and L2 couldn't be consolidated.**
- Please consolidate landscape sheets, if possible. Further, please acknowledge that any removed plantings (shrubs) must be replaced with an equivalent or greater number of plantings. If new plantings are proposed, please directly note these changes on the plant schedule table. Then, please add a red cloud and delta 1 around the specific plants being modified via the project scope. **Response: please refer to the response to item 1B. A note was added to L1 requiring relocating or replacement of plantings where needed.**

1D. Page 10, Sheet SD-1:

- For the site plan of record, please dimension the maximum height and note the material of the fence. All other details used for construction are not required and should be removed. **Response: removed extraneous information from the details and clarified the height and material of the fence and gate.**
- Please consolidate the fence details if possible (SD-1 and SD-2). **Response: Sheets SD-1 and SD-2 couldn't be consolidated.**

1E. Page 11, Sheet SD-2:

- Please dimension the height and material of the gate, and per Sec. 4.7.9. (S)(2), all gates shall be installed to the maximum fence height at all entrances. **Response: Height and material of the gate have been noted on SD details.**

2A. Page 1, Sheet 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: Civil plans were submitted to the City on 7/23.**
- Please add the following site plan note:
  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. 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: The required notes were added to the cover sheet.**

2B. Page 7, Sheet C1:

- Please add the note shown. **Response: The required notes were added to C1.**
- Please verify that the existing ramp is ADA compliant, and an adequate ADA accessible route is provided to the relocated ADA parking stall. The proposed ADA route will be checked at civil plan submittal. **Response: The plans have been revised to indicate ADA compliance. Civil plans were submitted to the City on 7/23, and a grading plan is included in the civil plan submittal.**

3A. Page 1, Sheet 1:

- Please add the site plan cover sheet notes shown as stamps. **Response: The required notes were added to the cover sheet.**

3B. Page 2, Sheet 2:

- Please use the suggested naming convention for the labeling of the gate. "20' 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.**

3C. Page 11, 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.**

4A. Approved. **Response: thank you!**

The Fire Station #10 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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