

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



November 29, 2022

Richard Bengé  
Verizon Wireless  
16091 E Lockheed Drive  
Aurora, CO 80011

**Re: Third Submission Review – Aurora 2 MSC – Site Plan and Plat**  
Application Number: **DA-1005-28**  
Case Numbers: **2022-6029-00; 2022-3042-00**

Dear Mr. Bengé:

Thank you for your third submission, which we started to process on November 10, 2022. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before December 28, 2022.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning Commission hearing date is now *tentatively* scheduled for February 8, 2023. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or [efuselie@auroragov.org](mailto:efuselie@auroragov.org).

Sincerely,

A handwritten signature in cursive script, appearing to read "Liz C. Fuselier".

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Paul Gros-Insight Group 3540 N Ralph Powell Road Ste B Lee's Summit, MO 64064  
David Huang-Jackson Main Architecture 311 First Ave South Seattle, WA 98104  
Scott Campbell, Neighborhood Liaison  
Brittany "Brit" Vigil, ODA  
Filed: K:\\$DA\1005-28rev3



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Turn off AutoCAD (Planning)
- EV Charging Station Location (Planning)
- EV and ADA Spaces (Planning)
- Preliminary Drainage Report (Public Works)
- Slope Standards (Public Works)
- Minor Redline Comments (Traffic)
- Site Plan Notes (Fire/Life Safety)
- Gating (Fire/Life Safety)
- Phasing (Fire/Life safety)
- Updated Title work (Real Property)
- License Agreements (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Architectural and Urban Design Comments**

- 1A. Please turn off AutoCAD.
- 1B. For each electric vehicle charging station provided, the minimum number of required off-street parking spaces may be reduced by two. Each charging station counts toward the minimum number of required parking spaces. Where are the charging stations located? Please note this with the next submission.
- 1C. How will the double designation (EV and ADA) be managed? Which car will receive priority? ADA space/user should not have to compete for a space. Suggest EV is removed for those double-utilized spaces.
- 1D. Provide Charging station Cut sheets with the next submission and locate charging station elevations on the site plan.

#### **2. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 2A. Approved.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 3A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 3B. If opposing curb ramps will not be updated add notes to indicate that the existing ramps meet current standards, typical.
- 3C. Min 2% slope in pond bottom, typical.
- 3D. Min 2% slope in non-paved areas, typical.
- 3E. Minimum slope away from the building is 5% for 10' for landscape areas, minimum of 2% for impervious areas.

#### **4. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 4A. Approved. Please see minor redlined comments on the site plan and make changes with the next submittal.

#### **5. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

Site Plan Comments

Sheet 1

- Please add the following note:



- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- Has the plat to this site been updated to reflect changes? If not, please work with Real Property.
- Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

## Sheet 2

- Identify and label the proposed gate. Example 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch, and Manual Release
- A license agreement through Real Property (Public Works) is also needed to account for the encroachment into the dedicated easement.
- The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance, please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- Provide the fire lane widths and turning radii.
- The gating must be an electronic system that includes an emergency vehicle gate opening system utilizing a redundancy backup system that consists of a siren operation system (S.O.S.), an automatic Knox Key Switch, and a manual override. Please revise to reflect accordingly. TYP
- Encroachment is prohibited within a fire lane easement. Relocate light fixtures outside the fire lane easement.
- Public or private access in excess of 150 ft resulting from a project is provided an approved turnaround.
- Show the fire lane sign locations to meet the provided requirements:
- Is there an onsite generator? If so, please identify the generator, fuel source, fuel tanks, etc. Advisory comment: State of Colorado OPS Petroleum Program regulates petroleum storage facilities with USTs (underground storage tanks) that hold 110 gallons.

## Sheet 4

- Revise the fire line. Example for fire service line label: 6" Fire Line DIP (Private).



Sheet 10

- Show the location of the FDC and Knox Boxes, and fire riser room exterior door: Identify the FDC as a Y symbol and label it with the following example: "FDC with approved Knox Hardware." Identify the Knox Box as an X within a box symbol and label it with the following example: "Knox Box." Typical for Utility, Landscaping, Elevation, and Photometric Plans.)
- Show and identify the fire riser room and FDC signs.
- Revise the gate labels to the naming convention identified on the site sheet.

**6. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

6A. Approved.

**7. Forestry** (Rebecca Lamphear / 303-739-7177 / [RLamphea@auroragov.org](mailto:RLamphea@auroragov.org) / Comments in purple)

7A. Approved.

**8. Real Property** (John Doose / 970-379-0008 / [jdoose@auroragov.org](mailto:jdoose@auroragov.org) / Comments in magenta)

- 8A. Update title work within 120 days.
- 8B. Typo in notes as shown and marked.
- 8C. 3"x3" block add to plat.
- 8D. Any encroachments into easements owned by the city will require a license agreement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) for a license.