



Aurora Fire Station #2 Fencing Project

City Project No: R-2287

Minor Site Plan Amendment – Response to Comments Letter

Case Number: 1991-6050-02

Aurora Fire Station #2
12600 Hoffman Blvd.
Aurora, CO 80011

July 23, 2024

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

We received the initial submission review letter, dated April 4, 2024, and have made the requested changes to the site plan amendment drawings. Please see our responses to comments below.

1A. Page 1, Sheet FS02

- For any new notes added, please include a delta 1 and red cloud to indicate this is a new note. **Response: added red cloud and delta 1 to indicate new notes on page 1.**
- Please remove date and replace with case number: 1991-6050-02. **Response: updated the Minor Amendment notation.**
- In the building information section, please provide a table for existing and proposed required parking. **Response: updated existing and proposed parking data.**

1B. Page 3, Sheet L1

- Please remove internal floorplan as it is not required for site plan of record. **Response: Internal floorplan has been removed.**
- Please confirm if any landscaping will be removed due to installation of gate, and plan to replace that landscaping. **Response: Minor landscaping changes are indicated on new sheet L1. 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."**
- For all minor amendments, please limit the number of new sheets proposed when possible. Further, please consider condensing sheets L1 and L2. **Response: The contents of sheets L1 and L2 have been combined.**

1C. Page 5, 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.**

1D. Page 6, Sheet SD-2

- To ensure compliance with UDO, please state fence height and material. **Response: added notes to clarify the height and material of the fence and gates.**

2A. Page 1, Sheet FS02

- 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 or a following sheet where there is space:
 - "1. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
 - 2. 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.
 - 3. 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: the above notes were added to the cover sheet.

2B. Page 2, Sheet C1

- Please remove extra bollard callout. **Response: removed the extra bollard callout.**
- 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 30.5'." (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 the fire stations with reduced setbacks to the vehicular gate. A civil plan submittal is not required for this station.**

3A. Approved. Gate should typically be located a minimum 35' from the flow line of the adjacent street. FLS will accept variance. **Response: thank you!**

4A. Page 1, Sheet FS02

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

4B. Page 2, Sheet C1

- Please use the suggested naming convention for the gate. "23' Vertical Pivot 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 6, 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 #2 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!

A handwritten signature in black ink that reads "Tino Leone". The signature is fluid and cursive, with the first and last names clearly distinguishable.

Tino Leone
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