



1407 Washington Ave Golden CO 80401

MEMORANDUM

DATE: October 11, 2024

TO: Josue Loma, Aurora Planning & Development Services

FROM: Leif Rosenvold

RE: EV Chargers, 14012 E. Tufts Dr.
Case Number: 1977-6008-05

Below are responses to the city comments received May 24, 2024, for the above-referenced project.

1.Planning

1A. Page 1, Sheet 1 (PDF):

- Per the required EV charging sign, it states that the EV stall shall not be used as parking. Therefore, as the existing ADA parking stalls are being converted to ADA EV stalls, please confirm that the site will be compliant for the minimum number of ADA parking stalls required. Further, please update the ADA standard parking stall values here, as they are being reduced due to their conversion to ADA EV stalls. In addition, please note that any changes to the parking must be compliant with the minimum parking dimensions noted in Sec. 4.6.5. (D)(6)(a) – Table 4.6-4.

Response: Existing ADA stalls will not be utilized for new EV stalls. Please see revised plan. Site will be complaint for minimum number of ADA parking stalls. Minimum number of ADA spaces required = 9, minimum number of ADA van spaces required = 1.

After EV charger installation, ADA spaces = 19 (18 existing plus 1 new ADA EV charger stall), ADA van spaces = 2.

1B. Page 8, Sheet Landscaping 1 (PDF):

- Please confirm that the EV charger and bollards will not reduce the size of the existing parking stall.
Response: Existing ADA stalls will not be utilized for new EV stalls. Please see revised plan. Bollards will not reduce the size of the parking stall. At ADA stalls, curb will be cut back, charger and bollards will be installed in front of parking stall. At non-ADA space, charger and bollards will be installed on sidewalk in front of the parking stall.
- The EV equipment location appears to be directly placed on top of an existing tree. Please update the plant species list to note the removal of any landscaping.

Response: EV equipment will be installed across the drive aisle in open

grass area. No landscaping will be removed.

2. Fire / Life Safety

2A. Page 14 (PDF):

- Please provide details for new accessible parking space. See notes on site plan.

Response: New details E and F on sheet E0.2 provided.

- On one of the sheets, please show and label the fire lane easement (indicated in green on the picture). Make sure none of the proposed changes cause encroachment into the fire lane easement.

Response: Fire lane easement shown on site civil plan. There will be no encroachment into the existing fire lane easement.

3. Land Development

3A. Approved.

4. Utilities

4A. Page 1, Sheet 4L (PDF):

- Advisory: there is an existing 24" RCP storm pipe in this area. Ensure 5' of horizontal clearance is provided between this pipeline and the transformer equipment.

Response: Service transformer and EVSE will be installed across the drive aisle. This will eliminate conflict with storm water pipe.

5. Landscaping Issues

5A. Page 8, Sheet Landscaping 1:

- Landscaping schedule needs to be updated to show any new plants/species that will be used to screen the ground equipment.

Response: No plants will be used to screen the ground equipment at the new service transformer and EVSE location. New transformer will be 30" high, therefore below the 4' requirement for screening. EVSE will be located at the building.

- Please show any new/adjusted landscaping that will be installed in this location to screen the ground equipment. Matching symbols should appear in the landscaping legend.

Response: No new/adjusted landscaping will be installed to screen the ground equipment at the new service transformer and EVSE.

END OF MEMO

