

April 26, 2022

Mr. Stephen Rodriguez
City of Aurora – Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

RE: Project Pearl at Porteos – Minor Amendment
Case Number: 2020-6026-01
Initial Submission Review Comments Response

Dear Mr. Rodriguez,

Please find below our responses to the Initial Submission Review comments to the Site Plan Minor Amendment for the proposed Project Pearl at Porteos. To facilitate your review, we have included the original comments (key issues and numbered comments) in italicized font and have provided our responses in bold.

PLANNING DEPARTMENT COMMENTS

1. Landscape Review (William David Barrett)

1A. Add the case number and project title to the bottom of each site plan page.

Response: The case number and project title have been added to every sheet.

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

2A. Cover Sheet - Civil plan revisions are required to reflect these changes.

Response: Civil plan revisions have now been submitted and approved for these changes.

2B. Sheet 11 - Grading does not reflect the curb being proposed.

Response: Grading has been revised to show the curb.

3. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

3A. The changes indicated on the SP Amdt. need to be added to an Addendum to the License Agreement. Contact Grace Gray at ggray@auroragov.org to start the new process.

Response: We have reached out to Grace Gray to start the process of adding an addendum to the License Agreement.

4. Life Safety (Will Polk/ 303-739-7371 / wpolk@auroragov.org / Comments in blue)

4A. 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.



Response: Noted. We have passed along this information to the contractor.

4B. Provide sections for the manual gates.

Response: A detail for the manual gate is shown on Sheet 8.

4C. Ensure the site and plat gating system labels match. Example gate: (2) 15' Manual Swinging Gate's with Approved Knox Hardware.

Response: The gating systems are not shown on the plat, however we will ensure the labels match between the site plan and the license agreements.

4D. Identify the Knox Box on the gating system. The Knox Box shall be mounted on the ingress side the gate post.

Response: The Knox Box is now shown on the ingress side of the gate post in the gate detail.

4E. In compliance with the City of Aurora adopted International Fire Code, Section 506, where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes. This gating system must be an electronic system that includes an emergency vehicle gate opening system utilizing a redundancy back-up system that consists of a siren operation system (S.O.S.), an automatic Knox Key Switch, and a manual override. Coordination must occur between the lift arm gates to ensure the gates do not close on responding fire apparatus and other first responders. Furthermore, due to the proximity of gating systems, the S.O.S system may need to control and simultaneously operate the lift arm gate and the automatic swinging.

Response: An SOS system has been added to the gating system. This SOS system was coordinated with Will Polk through email on 2/23/22

4F. 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.

Response: Noted. The contractor has worked with the building inspector to gain the acceptance from the building division.

4G. Please start the process with Public Work's Real Property division to complete the required license agreements.

Response: We have reached out to Grace Gray to start the process of adding an addendum to the License Agreement.

Ryan Companies
Project Pearl at Porteos
April 26, 2022

Thank you in advance for taking the time to review this application. We look forward to working with you towards approval of this development proposal.

Sincerely,
GALLOWAY

Scott Brown
Civil Engineering Project Manager
ScottBrown@GallowayUS.com