

December 30, 2024

Mr. Josue Loma
Planning and Development Services
City of Aurora
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012



RE: Geo Processing Center – Site Plan Amendment

Response to comments dated October 18, 2024
Aurora Case No.: 2007-6063-007

Dear Mr. Loma:

The intent of this letter is to provide a response to the City of Aurora comments dated October 18, 2024 for the Geo Processing Center Site Plan Amendment. The comments are reproduced below and the response is provided in blue text. A meeting was held on October 25, 2024 to discuss the project and additional correspondence was completed via email. The below responses and revised submittal address the discussed items. Response to PDF comments are also provided with the resubmittal.

1. Planning

1A. Page 5, Sheet 5:

- i. Please show the newly proposed fencing here, add symbology to the legend, and then add a red cloud and delta 7 around the newly proposed fencing/legend.

Response: Fence added to plan and legend.

1B. Page 11, Sheet 11:

- i. Please show the newly proposed fencing here, add symbology to the legend, and then add a red cloud and delta 7 around the newly proposed fencing/legend.

Response: Removed other red clouds and only provided red cloud and delta 7 at the bottom corner.

1C. Page 13, Sheet 13:

- i. Please show all easements on this sheet that may be impacted by the current project scope and note that any structure proposed within an easement may require approval of a license agreement as determined by the Civil department.

Response: Easements and labels have been added. A license agreement will be submitted under a separate cover for the gate off of 30th Ave that encroaches into existing easements.

- ii. Please provide a detail for all fences and gates here, if possible, and specifically label the height and material. Or update the label to reference the correct detail and sheet number.

Response: Details added to this sheet.

- iii. Please verify this reference and update any other references that are related to this project scope or on new sheets.

Response: Details added to this sheet.

- iv. For new sheets only, please remove this red cloud and delta 7, but keep the bottom-hand corner delta 7 and red clouds.

Response: Removed other red clouds and only provided red cloud and delta 7 at the bottom corner

- v. Per Sec. 4.7.9. (M), all fences shall be setback a minimum of 4' from the back of a sidewalk. Please label all distances from the fence to the sidewalk along 30th Avenue.

Response: Minimum 4' setback is provided.

- vi. Please label this gate and please acknowledge and add the following notes per [Sec. 4.7.9. \(S\)](#):
1. All gates shall have hardware to secure the gate in a closed position.
 2. All gates shall be installed to the maximum fence height at all entrances.
 3. All unattended gates shall be self-closing, self-latching, and locked when not in use.
 4. If a fence or wall along a sidewalk includes a gate, the gate shall not open into the public sidewalk area except when a person is entering or exiting the gated area.
 5. All gates must be set back 35 feet from the street entry point.

Response: Notes, 1, 2 and 4 have been added. For notes 3 and 5, the gates are to remain fully open except in the event of riot or civil unrest. See note for P25.

This was also coordinated via email with Erick Bumpass. The existing drive aisle configuration also prohibits setting the gate further back.

- vii. Please revise the fence design to include masonry columns per [Sec. 4.7.9. \(H\)\(3\)](#) - (a),(b), and (d), which state that:
- (a) All fence types along arterial and collector streets shall incorporate masonry columns of a minimum cross-section of 18 by 18 inches.
 - (b) or all fence and wall types and locations, columns shall be placed at all fence corners, points of transition to other fence styles along a run of fence, and fence termination points.
 - (d) In addition to the requirements of Subsection b, in commercial and industrial uses, columns shall be placed at a minimum spacing of 120 feet on center, and shall extend 75 feet down interior lot lines.

Response: E 30th Avenue is a local street and that the design standards for arterial and collector streets to include masonry columns does not apply to local streets.

1D. Page 17, Sheet 17:

- i. Please show the newly proposed fence here and then add a red cloud and delta 7. Then, please acknowledge that to the greatest extent possible, all impacted landscaping shall be replaced or relocated as necessary, for the construction of the new fence.

Response: The fence has been shown and the area clouded. The landscape will remain as shown. Plants will go both in front of and behind the fence.

1E. Page 37, Sheet 37:

- i. Please move this detail to sheet 13. Then, please only show one height and confirm the fence material. Please provide a detail for all gates as well.

Response: Detail moved to sheet 13, only one height is shown. Added gate detail.

2. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org /

Comments in blue)

2A. Page 2, Sheet 2:

- i. The minimum clear opening width of the gating System(s) shall be not less than 23 feet for two-way traffic gates and a minimum unobstructed height of 13 feet 6 inches. One-way traffic shall not be less than 11 feet 6 inches in width.
- ii. Swinging Gates must be shown in the direction of ingress to the site.
- iii. The type of gating system(s) must be shown and labeled on the site plan as swinging, sliding, or tilt-up type. Swinging, sliding, or swing-up gates shall be of materials that allow for manual removal or opening of the gate by no more than one person.
- iv. Electric Gates shall be equipped with a manual means of opening the gate by Fire Department personnel in the event of complete power failure.
- v. Gating Systems shall be labeled using the following naming convention. Example: 23' Sliding gate with Approved S.O.S., Manual Release and 24-Hour battery Back-up
- vi. Please provide a separate drawing detail that shows the specific gating system to be installed
- vii. Please clearly show the exact locations of the Gating Systems and their components are to be installed. Encroachment into a Fire Lane Easement is not permitted.
- viii. A Knox Key switch location shall be shown on the site plan installed on the entrance of the gates.
- ix. Gating Systems must be located a minimum of 45 feet back from the adjacent street flow line.

Response: Refer to sheet 13 for this information. The gate location was also coordinated via email with Erick Bumpass. The existing drive aisle configuration also prohibits setting the gate further back.

3. Land Development (Rebecca Westerfield / rwesterf@auroragov.org / **Comments in magenta)**

3A. Page 2, Sheet 2:

- i. Please clearly depict the location of the proposed fencing and gates and cloud the exact locations. Fencing and gates encroaching into easements will require a Master License Agreement or Easement Release.

Response: Refer to Sheet 13 for fence and gate locations. Cloud is added to the entire sheet 13 per planning request. As coordinated a Master License Agreement will be submitted, under a separate cover.

Please contact myself or any member of the team with any questions you may have. Please provide comments or approval to Jason Rivera jrivera@clunegc.com and Rob Hansen, rhansen@jrengineering.com.

Sincerely,

JR ENGINEERING, LLC

A handwritten signature in black ink, appearing to read 'Rob Hansen', with a long horizontal flourish extending to the right.

Rob Hansen, PE, CFM
Client Manager

Rob Hansen

From: Bumpass, Erick <ebumpass@auroragov.org>
Sent: Wednesday, October 30, 2024 11:01 AM
To: Jason Rivera; Rob Hansen
Cc: Thinh Luc; jloma; Polk, William; Dean, Mike
Subject: RE: MA #2007-6063-07 GeoProcessing Center

Follow Up Flag: Follow up
Flag Status: Completed

Good morning, Jason. These were not my comments, and I am not able to advise you on the fence type or columns. I am concerned with the location of the Proposed Gating System and subsequent Building Permits and inspections. I did meet with both of my Supervisors this morning to discuss the GeoProcessing Site. From a Fire Life Safety perspective if you want to locate the new gate at that southeast location in line with the existing Fence, we can work with you on that. We realize there are existing conditions to this location and want to try and help where we can. The entire process will still need to be followed for the Site Plan Amendment, any license agreements and Building Permits needed for construction. The site plan will need to show whether the gate is to be manual or powered and be provided with a Knox Box on the existing fence post facing west so that it can be accessed from either the ingress or egress side should it be locked, and First Responders need to access the site. All affected Departments such as Planning, Traffic and Engineering will also have to approve the location being in line with the existing fence. Once the Site plan Amendment is complete and you are ready to submit your Plans for a Building Permit, I can help you and anyone involved with that process. Any Pier/Foundations for the Gating System will need to be signed, sealed, and dated by a licensed Colorado Engineer. If the Gating System is powered your Electrical Plans will have the same requirements for seal and signature from a licensed Colorado Electrical Design Professional. They will need to show the locations of all affected Electrical Utilization Equipment on the Electrical site plan and provide an updated Panel Directory showing the 20-amp Dedicated Gate Controller Circuit. No Card readers, Gate Controllers, piers, or other components of the Gating System will be permitted to encroach into the Fire lane Easement. I have included my Department Manager Mike Dean and Direct Supervisor Will Polk in this response to insure I am informing you correctly. I hope this is helpful. Please let me know if you have any other questions or concerns.

From: Jason Rivera <jrivera@clunegc.com>
Sent: Wednesday, October 30, 2024 8:47 AM
To: Bumpass, Erick <ebumpass@auroragov.org>; Rob Hansen <rhansen@jrengineering.com>
Cc: Thinh Luc <thinh.luc@kpff.com>; jloma <jloma@auroragov.org>
Subject: RE: MA #2007-6063-07 GeoProcessing Center

Hi Erick,

Good morning. Thank you for meeting with the team yesterday. Following up on our conversation and looking for clarification on if E 30th is classified as arterial or collector. It is our understanding that it is neither, so comment about masonry columns (see below) should not apply to our project. Please confirm.

- vii. Please revise the fence design to include masonry columns per [Sec. 4.7.9. \(H\)\(3\)](#) - (a),(b), and (d), and state that:
- (a) All fence types along arterial and collector streets shall incorporate masonry columns of minimum cross-section of 18 by 18 inches.
 - (b) For all fence and wall types and locations, columns shall be placed at all fence corners, points of transition to other fence styles along a run of fence, and fence termination points.
 - (d) In addition to the requirements of Subsection b, in commercial and industrial uses, columns shall be placed at a minimum spacing of 120 feet on center, and shall extend 75 feet down the lot lines.

Thank you,

Jason Rivera
Senior Project Manager

Clune Construction
725 South Figueroa Street, Suite 300 | Los Angeles, CA 90017
C 213.598.2419
jrivera@clunegc.com | clunegc.com