

TO: Ms. Liz Cooper Fuselier

FROM: Rick Hagmayer, Enertia Consulting Group, LLC
Obo Pivot Energy

DATE: November 2, 2021

RE: Pivot Energy Community Solar Garden III, 1st Submittal Response

Dear Ms. Cooper Fuselier:

Enertia Consulting Group, LLC has reviewed the October 29, 2021, City of Aurora comments for the Pivot Energy Community Solar Garden III. For your convenience, comments and responses are summarized below.

Planning Comments (Liz Fuselier / 303.739.7450 / EFuselie@auroragov.org/ Comments in dark teal)

1. Community Questions, Comments and Concerns

1A. This Site Plan is located within the Airport Influence District for Buckley Air Force Base. Please submit the signed and recorded easement when you upload files. Staff needs to be in receipt of the Avigation Easement prior to the issuance of any building permits.

Response: Applicant is coordinating with Buckley AFB to acquire Avigation Easement.

1B. Please label oil and gas monitoring wells on site per your letter of introduction.

Response: There are groundwater wells onsite that have been labelled.

2. Completeness and Clarity of the Application

2A. Add required Site Plan notes. Find these at the end of this document. Anywhere these notes conflict with the notes specifically listed by other departments, the notes by other departments apply.

Response: Site Plan Notes have been added.

2B. Include any needed Landscaping deferrals language or adjustments to Site Plan coversheet.

Response: N/A

2C. Delineate the location of the Solar Garden III on the Site Map.

Response: Labels have been added to delineate Solar Garden III throughout the Site Plan application and on the Site Map on the Cover sheet:

2D. The Site Plan title should be: Pivot Energy Aurora Community Solar Garden-Site Plan

Response: Title has been updated

2E. Add an Amendment Block.

Response: Amendment Block has been added

2F. Add rows and columns to the Data Block

Response: Rows and columns have been added to the Data Block

2G. Label Solar Garden on all sheets.

Response: labels have been added

2H. Confirm height of chain link fence and adjust accordingly on all sheets and legends.

Response: Game fence will be 8' tall. Labels have been updated throughout.

3. Architectural and Urban Design Issues

3A. Please add fencing and/or gating elevations used on this site. Include type and height of fencing/gating that may be visible from the ROW as well as internal to the site. Chain link fencing is not permitted along Tower Road and 6th Avenue.

Response: Fencing and Gate elevations have been provided

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

4A. No comments.

Response: N/A

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file. 1A. Understood. Applicant is working with Buckley AFB for the Avigation Easement.

Response: GIS base information will be provided as the last outstanding item to avoid miscommunications.

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

6A. Cover sheet note: Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer

Response: Note Added

6B. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Understood.

6C. It appears the contours are existing but do not match the legend. Include proposed grading

Response: existing and proposed contours have been added and match the legend

6D. Label radius for fire lane. Include a typical section for the access/fire lane.

Response: Radii labelled. Typical section included on sheet 7

6E. Show proposed grading for the swale. Show/label proposed rain gardens. A drainage easement is required for all permanent water quality BMPs.

Response: swale grading has been added along with proposed rain gardens. An easement will encompass all drainage facilities and access to them.

7. Traffic Engineering (Steven Gomez / 303-739-7656 / segomez@auroragov.org / Comments in amber)

7A. Sheet 3: Provide a STOP sign; Provide appropriate object marker signs. In depth signage review will be provided during civil plan review. Provide and note access width. Provide R1-1 sign and W1-1 sign.

Response: A stop sign has been added at the entrance to the solar garden.

8. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

8A. Please add site plan cover sheet comments.

Response: notes added.

8B. Provide the following Site Data Block Information:

- 2015 IBC Construction type of each building(s).
- 2015 IBC occupancy type. (Each building)
- Number of building(s).
- Square footage of building(s).
- Gross square footage of building(s).
- Height of building(s).
- Sprinklered or not sprinklered.
- Parking: Standard parking, accessible parking, van accessible parking, garage parking & tandem parking.

Response: notes added.

8C. Label the type of gating or barricade system being installed on the site plan using one of the following examples:

(2) 12' Automatic Sliding Gates with approved Siren Operated System, Knox Key Switch and Manual Release.

- (2) 12' Manual Swinging Gate with Approved Knox Hardware. (Must swing into site)
- (2) 12' Manual Sliding Gate with Approved Knox Hardware.
- (2) 12' Electrical Sliding Gate with Approved Knox Hardware.

Response: gating labelled.

8D. A 20' fire lane easement will need a request for modification to be approved.

Response: This area is not a fire lane. The solar garden is exempt from needed fire coverage. A fire lane has been added as a request from the City for access to future development to the east.

8E. It appears in many locations that fencing or gating system are encroaching into the fire lane easement. The minimum gate width shall be 23 feet and shall not encroach into the fire lane easement. Contact Grace Gray to start the License Agreement for the fence/gate crossing.

Response: the fencing has been realigned so there are no gates within the fire lane.

8F. Provide a 23' wide Fire Lane. With inside turning radii of 29' and outside turning radii of 52'. (Show dashed fire lane typical on Site, Utility, Landscape and Photometric Plans.) Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns.



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Response: Understood. Radii have been labelled.

8G. See updated signage examples on Site Plan. Fire lane signs can be located every 100' alternating sides.

Response: signage examples and notes have been added

8H. Gating and barricade systems must be located a minimum of 35 ft. back or the longest vehicle from the adjacent street flow line. (Typical) Label inside and outside turning radii. (Typical)

Response: There are three gates on site and each gate is a minimum of 35' from the adjacent fire lane. There is one gate within the fire lane that a license agreement will be pursued.

8I. Dead-end fire lane over 150' must have an approve turnaround per the 2015 IFC section D103.1.

Response: Understood. This is a private access drive without a fire lane.

9. Aurora Water (Daniel Pershing / 303-739-7490 / DDPershi@auroragov.org / Comments in red)

9A. See comments on Grading and Erosion Control Plan.

Response: grading plans have been added to the site plan.

Thank you for your time and consideration in reviewing these plans. Please contact me via email or telephone if any clarification is needed.

Sincerely,

Rick Hagmayer, PE
Senior Project Manager
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