

February 20, 2024

City of Aurora
Planning Division
15151 E. Alameda Parkway, Suite 200,
Aurora, CO 80012
303.739.7250

RE: Case Number 1986-6063-09; Tesla's proposed EV charging station at 2767 South Parker Road.

Dear Mr. Gates,

Below is a clarification letter stating what corrections were made to the revised construction documents due to the following comments received:

Review Number – 1986-6063-09:

Planning:

1A: Add a sheet to the site plan showing a detail of the new above ground EV charging stations and screening structures if present. Add the #38 delta to the page number of that sheet.

Response: We have clouded the area on the existing site plan and added Delta 38.

Planning:

1B: Do not show vegetation on the site plan sheet, only the landscaping sheets, in order to improve readability.

Response: We have clouded the area on the existing site plan. Additionally we have added a callout to direct the reviewer to refer to the Tesla drawing set. Sheet C-3A.

Planning:

1C: Bubble the amended elements in red. Typical all sheets.

Response: We have added clouds to the revisions.

Landscaping Issues:

2A: Please confirm no trees will be removed and update planting table per the shrub changes.

Response: We will not be removing any trees. We will be restoring the existing approved landscaping plan, per our conversation with Ariana Muca on 2/15/24. Additionally, we will be adding a tree to restore the existing approved landscaping plan.

Landscaping Issues:

2B: Please show Trees.

Response: We have included the existing trees and the proposed trees on the Tesla plan set. We have clouded the area on the existing site plan that we will be restoring. Sheet C-1, C-2, C-3 and C-3A.

Civil Engineering:

3A: Provide ADA compliant receiving ramp/at-grade opening (conceptual location only at the site plan level), typical all. Advisory comment: During civil plan submittal ADA route will be checked for compliance to the 2023 Roadway Manual and ADA requirements.

Response: The proposed ADA receiving ramp is detailed in the Tesla drawing set. The location of the ramp can be found on sheet C-3. The ramp is also detailed on sheet C-8.

Civil Engineering:

3B: Per pre-app meeting and notes from 10/12/23, a civil plan set revision to show the updated ADA ramp grading and the revised striping will be required for this project.

Response: The proposed ADA receiving ramp is detailed in the Tesla drawing set. The location of the ramp can be found on sheet C-3. The ramp is also detailed on sheet C-8.

Civil Engineering:

3C: Please add a callout for these items and/or add to legend, typical all.

Response: Detail references are included on the Tesla drawing set. Sheet C-1 through G-1.

Civil Engineering:

3D: Define limits of work and material type, typical all.

Response: Limits of work and materials being used are included in the Tesla drawing set C-1 through G-1.

Civil Engineering:

3E: Add dimensions since scale is not correct?

Response: Scale has been corrected. Sheet C-1 and C-3

Traffic Engineering:

4A: There were no comments from Traffic engineering on this review:

Response: No Comment.

Fire/Life Safety:

5A: Show EV charging signage, accessible spaces, and accessible route. See notes provided.

Response: Per our conversation with Stephen Kirchner, we have included signage for the ADA stall and the EV charging stalls that are trailer accessible.

Fire/Life Safety:

5B: Label new ramp.

Response: The ramp has been labeled on sheet C-3 of the Tesla drawing set.

Forestry:

6A: I am unable to read the amendment, it's compressed together and not legible. There may be trees impacted but I'm not sure. Please provide a separate sheet with changes to parking lot. Show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed, include any grading on this sheet. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://auroraver2.hosted.civicle.com/cms/One.aspx?portalId=16242704&pageId=16529352>
Please

show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation..

Response: This information is shown on the Tesla proposed landscaping restoration plan on sheet C-3A of the Tesla drawing set. Per our conversation with Ariana Muca on 2/15/24, our project should not require Forestry review.

Land Development Services:

7A: All Easements need to be depicted using bold dash lines and labeled.

Response: All easements are labeled and bolded on sheet C-1 of the Tesla drawing set.

Land Development Services:

7B: This appears to be encroaching into the Fire Lane and Utility Easement. Please label this item. Is this underground or aboveground? Please clarify.

Response: We will not be encroaching on the fire lane easement. The utility company will be running the primary electric in the existing utility easement, underground.

Land Development Services:

7C: All Easements needs to be depicted and labeled.

Response: All easements are labeled and shown on sheet C-1 of the Tesla drawing set.

Sincerely,

Brian Guthridge
Project Manager

Enclosed:

- Revised Design Drawings – Dated February 19th, 2024