



July 9th, 2024
Josue Loma, Planner
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: 23392 E. Glidden Dr. – Rockinghorse Contextual Site Plan No. 5 Minor Amendment – Delta 5

Application Number: **DA-1370-41**
Case Numbers: **2014-6036-05**

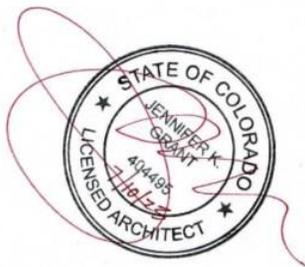
Dear Josue,

We are pleased to present our response to first review staff comments on our Minor Amendment to the Rockinghorse Contextual Site Plan No. 5. The following pages include specific responses to your numbered questions.

Thank you and let us know if additional information is needed.

Respectfully,

Jennifer Grant, AIA
Quintessence Design Group
1605 Quebec St.
Denver, CO 80220



Initial Submission Review Response

PLANNING DEPARTMENT COMMENTS

1. **Planning** (Josue Loma / 720-346-2145 / jloma@auroragov.org / Comments in teal)

1A. Please note that many planning comments were made in regards to the required formatting standards. If you have any questions regarding those standards, please contact me directly.

1B. Page 1, Sheet 1:

- i. Please directly update the values in the table and include a delta 5 next to the changes values. Further, please verify that these values - as they're decreasing, what values are increasing since the percentages do not equal 100%?
 - **The data table values have been moved into the table and the values have been revised to equal 100%.**
- ii. Please keep the original date and remove the delta 5. While the site plan is being updated, the date is historical and should not be modified unless a completely new title sheet is being proposed, which does not appear to be occurring under this project scope. Please carry this requested change across all sheets.
 - **The modifications to the contextual site plan do not include any new sheets, just revisions to existing sheets. The revised formatting requested above has been deployed throughout the drawing set.**
- iii. Please include the case number prior to the description: 2014-6036-05
 - **Case number has been added per note.**
- iv. 1C. Page 2, Sheet 2:
 - i. It is unclear what is changing; therefore, please add a red cloud and delta 5 around the areas that are changing. Please repeat this formatting standard across all sheets.
 - **Requested formatting has been deployed on all sheets.**
 - ii. Please remove the delta 5 and date change. Please only include a delta 5 around the sheet number if it is a **new** sheet that is being proposed to the site plan of record. Please carry this formatting standard across all sheets.
 - **Requested formatting has been deployed on all sheets.**

1D. Page 8, Sheet 5:

- i. On all sheets to be modified, please provide red clouds and delta 5's to show what is being changed via this MA. Please repeat this formatting requirement across all sheets.
 - **Requested formatting has been deployed on all sheets.**

1E. Page 14, Sheet 11:

- i. If plant quantities are changing, please add a red cloud and delta 5's to indicate that these are being modified via the project scope.
 - **Revised plant quantities have been bubbled.**

2. **Landscaping** (Ariana Muca / 303-739-7259 / amuca@auroragov.org / Comments in bright teal)

2A. Approved.

3. **Fire / Life Safety** (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

3A. Approved with advisory note:

- i. Page 1, Sheet 1: To modify or alter the existing established Occupant Load for the Inspiration Club House please provide a complete Occupant Load breakdown that includes the square footage for each area in

question that will cumulatively make up the total Occupant Load. having only the ratio and total number of occupants is not sufficient information. By claiming 7 NET you are stating there are concentrated unfixed chairs only per Table 1004.5 of the 2021 IBC. This is not something that will be reviewed under a Site Plan Amendment. Please contact the Building Department to begin the process for Plan Revisions that will need to be submitted for a change to the occupant load. They can be reached at 303-739-7420.

- **We have modified the Occupant Load chart as directed. We have also had discussions with Planning and Building Departments together to verify that we are modifying the occupant load at the Building Department as well. These conversations were between Ani Kabashian, Erick Bumpass and Jennifer Grant.**

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

4A. Page 2, Sheet 2:

- i. Please clarify if any work will be occurring in the 8' utility easement.

- **Clarification has been indicated on the sheet.**

5. Utilities (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

5A. Page 3, Sheet 3:

- i. Hydrant lateral should be straight from the main to the hydrant.
 - **COA code does not prohibit bends in the hydrant lateral. Site plan was approved with bends in the hydrant lateral. The water easement was based on this approval. If head losses are a concern, please provide the existing pressure at the main and then we can provide the necessary hydraulic calculations.**