



Aurora Fire Station #3 Fencing Project

City Project No: R-2287

Minor Site Plan Amendment – Response to Comments Letter

Case Number: 2002-6038-03

Aurora Fire Station #3
3172 Peoria St.
Aurora, CO 80010

July 23, 2024

To: Josue Loma, Planner, City of Aurora Planning Department

We received the initial submission review letter, dated March 28, 2024, and have made the requested changes to the site plan amendment drawings. Please see our responses to comments below.

1A. Page 1, Sheet S1:

- Please move this description up and instead of the date include the minor amendment (MA) case number 2002-6038-03. **Response: updated the Minor Amendment notation and moved it into the Amendments box on the cover sheet.**

1B. Page 2, Sheet S2:

- For any new notes, please add a red cloud and delta 1 around the note to show that it is being added via this MA. **Response: added red cloud and delta 1 to indicate new notes on page 2.**

1C. Page 5, Sheet L1:

- Please consolidate landscape sheets, if possible. Further, please acknowledge that any removed plantings (shrubs) must be replaced with an equivalent or greater number of plantings. If new plantings are proposed, please directly note these changes on the plant schedule table. Then, please add a red cloud and delta 1 around the specific plants being modified via the project scope. **Response: Landscape sheets L1 and L2 could not be consolidated to a single page. Minor landscaping changes are indicated on new sheets L1 and L2. Per email discussion with Planning, the original planting schedule will not be updated. Added a general note on L1 stating that: "Where they are unable to be saved, existing plantings shall be relocated or replaced in kind, as needed, during construction of the fence."**

1D. Page 9, Sheet C1:

- Please note that per Sec. 4.7.9. (S)(5), all gates must be set back a minimum of 35' from the street entry point. If a greater distance is required from another discipline, please default to their standard; however, no distance less than 35' will be allowed without written approval. **Response: As discussed with Civil Engineering, we are providing a variance request letter which covers all four fire stations with reduced setbacks to the vehicular gate.**
- Please dimension the distance of the fence to the existing fire hydrant to ensure compliance with a minimum fence setback distance of 5' per Sec. 4.7.9. (C)(3). **Response: added dimension to the fire hydrant from the fence. Distance is greater than 5 feet.**

1E. Page 11, Sheet L1:

- If all landscaping sheets are kept, please combine this sheet with L2. In addition, please remove the building floor plan from this plan. **Response: The contents of sheet L2 could not fit on sheet L1. The building floor plan has been removed from sheet L1.**

1F. Page 13, Sheet SD-1:

- Please remove the construction details from this plan - for a fence detail in the site plan of record, we only require the height and material of the fence/gate. **Response: removed extraneous information from the details and clarified the height and material of the fence and gate.**

2A. Page 1, Sheet S1:

- Please submit your civil plans prior to your next site plan submittal. The site plan will not be approved until the civil plans are submitted. **Response: As per discussions with the City, a separate civil engineering review process is not required for this fire station site plan.**

2B. Page 2, Sheet S2:

- Add site plan note:
18. Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut. **Response: The site plan note has been added to the cover sheet.**

2C. Page 3, Sheet S3:

- Per section 4.07.7.02.6 of the Roadway Manual, the min. setback is 35' from the flowline or the length of one design vehicle, whichever is longer or include a variance request note on this site plan sheet. If you are interested in pursuing a variance, please add a note on this plan sheet that states: "During civil plan submittal a variance to section 4.07.7.02.6 of the Roadway Manual will be requested to reduce the setback from the street flowline to 30.5'." (or appropriate measurement) Advisory note: A variance table should be included in your civil plan submittal, per Section 2.03.9 of the Roadway Manual. If no variances are being requested, you still must include the variance table with a note of no variances, similar to the example shown below: **Response: As discussed with Civil Engineering, we are providing a variance request letter which covers all four fire stations with reduced setbacks to the vehicular gate. A civil plan submittal is not required for this station.**

3A. Approved. **Response: Thank you!**


4A. Page 3, Sheet S3:

- Gates are required to be setback from Public road flowline a minimum of the longest expected vehicle, typ. **Response: see item 2C, above. A variance letter is being provided.**

The Fire Station #3 site plan sheets have been revised to reflect the comments and responses above.

Please let me know if you have any questions or need additional information for this application.

Thank you!



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