

AM DENVER Automatic Gate
Denver, CO
(720) 329-8330
02/28/2025

City of Aurora Planning & Business Development
15151 E Alameda Parkway, Suite 2300
Aurora, CO 80012

Subject: Submission Review

Josue:

We have reviewed your comments and corrected what you requested. Below you can find the answer to each of them.

Initial Submission Review

PLANNING DEPARTMENT COMMENTS

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

1A. Page 1, Sheet T00:

- i. Please remove this sheet and consolidate any important updates to the existing coversheet.*

-We have deleted this sheet.

1B. Page 2, Sheet SP00:

- i. The proposed front yard fence appears to cross over existing front parking spaces. To ensure the minimum number of parking spaces required are provided/maintained, please show the calculation for the minimum number of parking spaces required in accordance with Sec. 4.6.3. (C) and Sec. 4.6.3. (E). Then, please update these values accordingly. Additionally, please provide a copy of the most recently approved certificate of occupancy.*

-We have redesigned the perimeter fence and updated the parking area to meet the required spaces, including designated areas for bicycles.

- ii. Please only use a delta 6 here. Please remove all other deltas (7 and 8) shown.*

-We have eliminated deltas 7 y 8.

- iii. Please only utilize delta 6 here and in subsequent sheets. Then consolidate the project description into one. Further, please use the format:*

MA 1984-6033-04 (10/02/2024): DESCRIPTION.

-We have updated the format for delta 6

1C. Page 3, Sheet SP01:

- i. A project description is only required on the first page. Please remove deltas and descriptions shown here and on subsequent sheets.*

-We have removed all the unnecessary deltas.

- ii. Please only use a delta 6 here. Please remove all other deltas shown.*

- We have removed all the unnecessary deltas.

1D. Page 4, Sheet SP02:

- i. For new sheets only, please remove the red clouds and deltas and instead show a delta 6 and red cloud around the sheet number - this indicates that this is a new sheet for the site plan.*

We have removed all the unnecessary deltas and red clouds.

- ii. Please clarify if these parking spaces will remain. For any spaces directly impacted by the newly proposed fence, please show that they will meet the minimum parking stall sizes of Sec. 4.6.5. (6). If the ADA parking space will be relocated, please note that per Sec. 4.5.4. (E)(2)(a), all ADA parking spaces shall be located on an accessible route and the accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk, at least six feet wide, or as required to comply with the Aurora Roadway Design and Construction Specifications Manual, whichever is greater.*

These spaces will not be used for parking, we have redesigned the parking area to meet the requirements, leaving 28 spaces for cars, 2 ADA spaces and bicycle parking.

- iii. For new sheets only, please add a red cloud and delta 6 around the sheet number. Further, please ensure that all new sheet numbers are consistent with the site plan of record. Please repeat this edit across all sheets.*

-We have added a red cloud and delta 6 around the sheet number on the new sheets.

- iv. Please visually show the existing fire hydrant and then show the distance of the fire hydrant to the fence and note that per Sec. 4.7.9. (C)(3), No person shall place or keep any post, fence, wall, retaining wall, tree, shrub, hedge, or any other structure or planting within five feet of a fire hydrant or Fire Department connection. Any variation from this standard shall require written approval from the Fire/Life Safety representative within the Building Division.*

-We have marked the location of the fire hydrant and placed the new fence at 5'-4" from it.

1E. Page 7, Sheet A02:

- i. Please only show one height. Further, please note the material of the fences.*

-We updated the drawing showing the total height of the fence. The material of this is steel with black paint finish.

- ii. This is a general standard for all minor amendment applications. Please consolidate all detail sheets if possible to reduce the number of total new sheets proposed to the site plan of record.*

-We have tried to reduce the number of sheets.

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

Comments in blue)

2A. Page 4, Sheet SP02:

- i. Show the locations and mounting heights of the Knox Boxes on the plans.*

-In the elevations of each gate we have shown the location and height of each Knox Box.

- ii. Advisory note: Fences that exceed 7 feet in height will require a Building Plan submittal, review and subsequent inspections.*

-Noted.

- iii. The site plan must clearly show all Gating System components such as Pier/Foundations, Gate Controllers, Gate swing, Card readers, S.O.S., etc. Approximate locations will not be accepted for review. No portion of the Gating*

System can encroach into the clear 23' drivable space or the required 29' inside turning radius of the Fire Lane Easement once the Gate is in the open position.

-We relocated the location of the gates, and the plans and elevations show the components of both gates and neither of these interfere with the 23' drivable space of the Fire Lane.

iv. *Was a License Agreement submitted and approved for the encroachment into the easement?*

-We couldn't find any information about it, but we have decided to remove that gate.

v. *Was there ever a Site Plan Amendment submitted, reviewed and approved for the Existing Gating System that crosses the Fire Lane Easement?*

-We couldn't find any information about it, but we have decided to remove that gate.

vi. *Gating System(s) shall be labeled on the Site Plan by using the following naming convention. Example: "34' Automatic Swinging Gate, Knox Key Switch, Manual Release, and 24-Hour Back-Up System". -"Manual 32' Dual Swing gate w/Approved Knox Hardware".*

-We have updated the label for the gates using the recommended description.

vii. *Please show the required inside and outside turning radius for the Fire Lane Easement*

The inside and outside radius for the Fire Lane Easement is now shown in the site plan.

viii. *A "listed" 24-Hour battery back-up is required to be installed on Entrance and Exit Gates.*

Both gates have Knox Box

ix. *Plans must show the Gating System(s) located a minimum of 45 feet back from the adjacent street flow line.*

-We have relocated the gates to comply with the 45 feet distance from the adjacent street.

x. *Clearly delineate the Dedicated 23' Fire Lane easement*

-We have delineated the 23' Fire Lane easement.

- i. *Was the Existing gate ever Permitted and Inspected? It does not provide the required clearances and appears to encroach over parking spaces and the existing easement. If no License Agreement or Site Plan Amendment were done then the existing non-compliant gate will need to go through the same submittal and review process as the new proposed gates.*

-We couldn't find any information about it, but we have decided to remove that gate.

2C. Page 6, Sheet A02:

- i. *The bottom of all gates must show a minimum of 6 inches of clearance.*

-Both gates have a 6" clearance at the bottom.

- ii. *Please ensure the naming conventions used on the Gate Details sheets are the same as shown on the site plan.*

-We have updated the naming to match the details and site plan.

2D. Page 7, Sheet A03:

- i. *Please ensure the naming conventions used on the Gate Details sheets are the same as shown on the site plan.*

- We have updated the naming to match the details and site plan.

3. Land Development (Maurice Brooks / 303-739-7294 (ext. 37294) /

mbrooks@auroragov.org / Comments in magenta)

3A. Page 1, Sheet T00:

- i. *Be advised the new fence and gate(s) will need to be covered by a License Agreement.*

-Noted. We will take care of starting the process for the License Agreement.

3B. Page 2, Sheet SP00:

- i. *Be advised the new fence and gate(s) will need to be covered by a License Agreement.*

-Noted. We will take care of starting the process for the License Agreement.

4. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org /

Comments in amber)

4A. Page 4, Sheet SP02:

- i. *Please add a STOP sign.*

-We have added a STOP sign.

Owner

Name: Everett Merrit

Address: 11601 E 33rd Ave, Aurora CO, 80010

Email: everett@merrit.trailers.com

Phone: (720) 480-1306

Fence Contractor:

Company: AM Denver Automatic Gate

Name: Aviran Meir

Address: 1817 E 57th PL Unit D Denver, CO 80249

Email: aviranmeir94@gmail.com

Phone: (720)329-8330

Sincerely,

Aviran Meir