



February 2, 2024

Erik Gates
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: 2nd Submission Review – Fitzsimons Gateway Affordable Multi-Family – Site Plan Amd. 1
Case Number: 2022-4047-01

Dear Mr. Gates:

Thank you for the comments on the Fitzsimons Gateway Apartments Site Plan which we received on January 2, 2024. We have reviewed all the comments and have addressed them below.

3. Fire / Life Safety (Gail Pough / 303-618-4077 / gpough@auroragov.org)

[Site Plan Page 3]

3A. This flush curb appears to be an obstruction to the accessible route. Show deviation of the accessible route where the flush curb is actually obstructing the accessible route shown. Please provide details to this ramp.

Response: The curb, sidewalk, and parking stall are all flush for access. Detectable warning plats are shown where the sidewalk meets the flush curb.

3B. Please clarify if these accessible parking spaces are designated parking for the adjacent building to the East or are they designated for the new building to the West?

Response: These ADA stalls are designated for the hotel property. The ADA stalls for the new building are internally located within the parking structure.

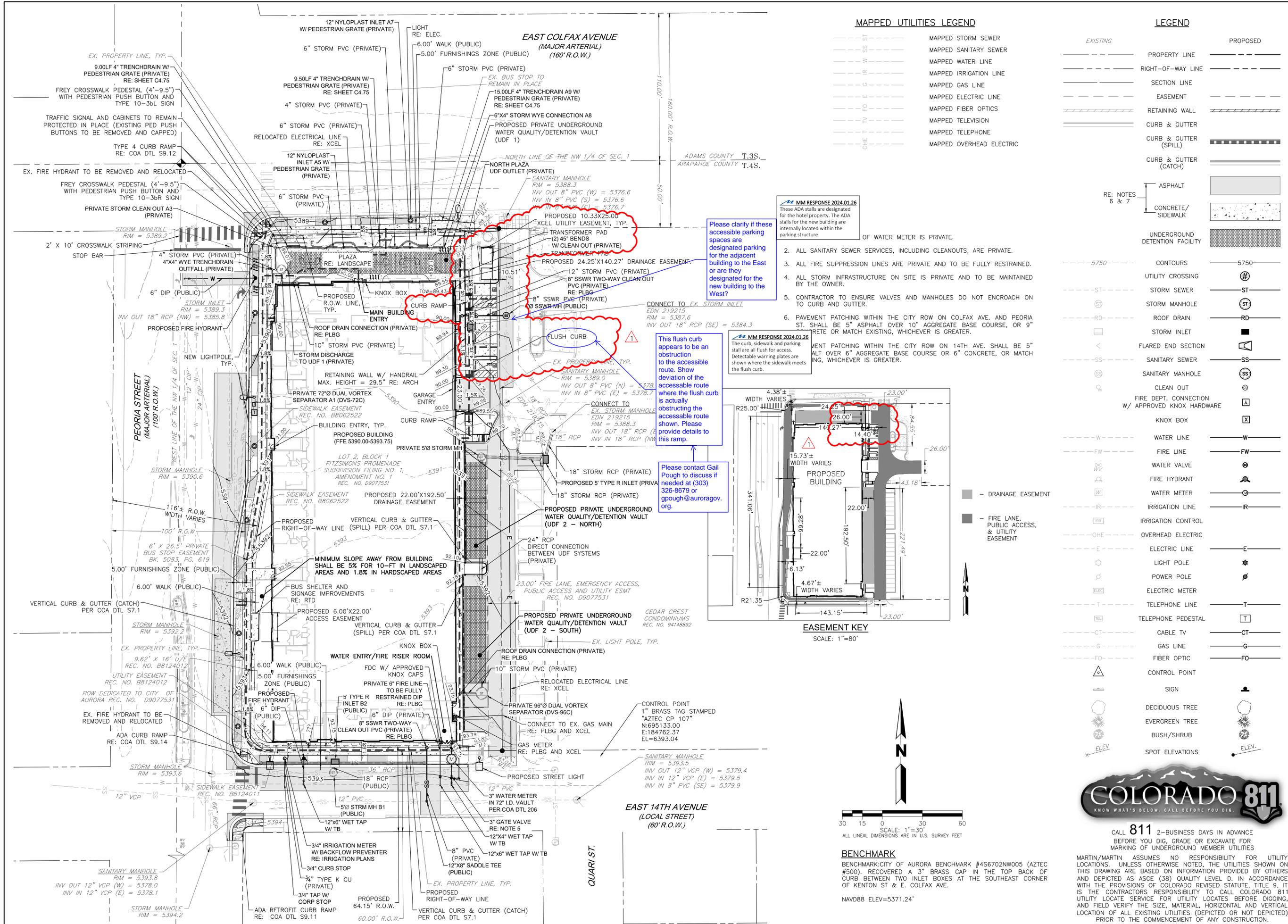
3C. Please contact Gail Pough to discuss if needed at (303) 326-8679 or gpough@auroragov.org.

Response: Martin Martin contacted Gail regarding these comments and came to the determination that no revisions were necessary, only clarifications.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,
Norris Design

Elyse Appelgate
Associate



MAPPED UTILITIES LEGEND

---	MAPPED STORM SEWER
---	MAPPED SANITARY SEWER
---	MAPPED WATER LINE
---	MAPPED IRRIGATION LINE
---	MAPPED GAS LINE
---	MAPPED ELECTRIC LINE
---	MAPPED FIBER OPTICS
---	MAPPED TELEVISION
---	MAPPED TELEPHONE
---	MAPPED OVERHEAD ELECTRIC

LEGEND

EXISTING	PROPOSED
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
---	EASEMENT
---	RETAINING WALL
---	CURB & GUTTER
---	CURB & GUTTER (SPILL)
---	CURB & GUTTER (CATCH)
---	ASPHALT
---	CONCRETE/SIDEWALK
---	UNDERGROUND DETENTION FACILITY
---	CONTOURS
---	UTILITY CROSSING
---	STORM SEWER
---	STORM MANHOLE
---	ROOF DRAIN
---	STORM INLET
---	FLARED END SECTION
---	SANITARY SEWER
---	SANITARY MANHOLE
---	CLEAN OUT
---	FIRE DEPT. CONNECTION W/ APPROVED KNOX HARDWARE
---	KNOX BOX
---	WATER LINE
---	FIRE LINE
---	WATER VALVE
---	FIRE HYDRANT
---	WATER METER
---	IRRIGATION LINE
---	IRRIGATION CONTROL
---	OVERHEAD ELECTRIC
---	ELECTRIC LINE
---	LIGHT POLE
---	POWER POLE
---	ELECTRIC METER
---	TELEPHONE LINE
---	TELEPHONE PEDESTAL
---	CABLE TV
---	GAS LINE
---	FIBER OPTIC
---	CONTROL POINT
---	SIGN
---	DECIDUOUS TREE
---	EVERGREEN TREE
---	BUSH/SHRUB
---	SPOT ELEVATIONS

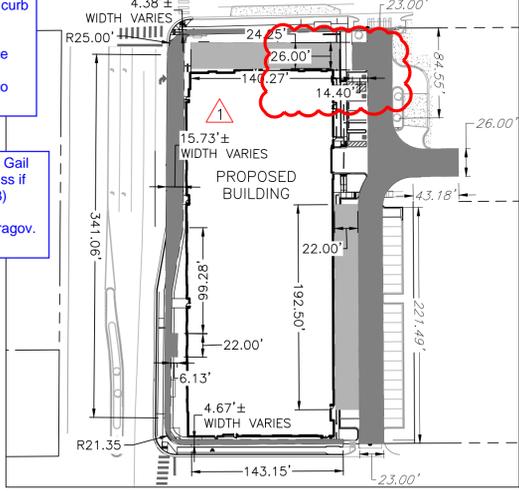
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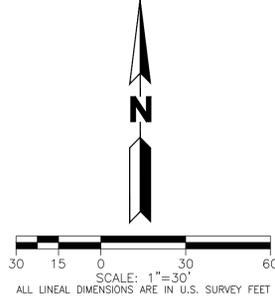
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MM RESPONSE 2024.01.26
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MM RESPONSE 2024.01.26
The curb, sidewalk and parking stall are all flush for access. Detectable warning plates are shown where the sidewalk meets the flush curb.



EASEMENT KEY
SCALE: 1"=80'



BENCHMARK

BENCHMARK: CITY OF AURORA BENCHMARK #456702NW005 (AZTEC #500). RECOVERED AS ASCE (38) INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

NAVD88 ELEV=5371.24'



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

CHECKED BY: XX
DRAWN BY: XX