



1407 Washington Ave Golden CO 80401

MEMORANDUM

DATE: April 26, 2024
TO: Josue Loma, Aurora Planning & Development Services
FROM: Leif Rosenvold
RE: EV Chargers, 14012 E. Tufts Dr.
Case Number: 1977-6008-05

Below are responses to the city comments received December 5, 2023, for the above-referenced project.

1.Planning

1A. Page 1 (PDF):

- Please relocate this information to page 2 to ensure consistency in formatting across the site plan.

Response: Relocated delta 6 information to page 2.

- Please include a delta 6 and red cloud to show that the total number of existing parking provided will be updated via the proposed project scope.

Response: Updated total number of spaces in the table and clouded with delta 6.

- Please update the total number of parking spaces provided to include a row for EV parking stalls. Then please note the changes in the total number of parking spaces provided due to the conversion of existing parking spaces to EV parking stalls. When updating the table, please directly overwrite the totals instead of striking out the original values.

Response: Updated total number of spaces.

1B. Page 2 and 8 (PDF):

- Please include a delta 6 and red cloud around the proposed site area to denote the locations of the proposed improvements for both the EV chargers and equipment.

Response: Added delta 6 and clouds to pages 2 and 8 to show locations of scope of work.

1B. Page 2 and 8 (PDF):

- Please include delta 6 and red cloud around the proposed site area for both the EV chargers and service equipment.

Response: Added delta 6 and clouds to pages 2 and 8 to show locations of scope of work.

- To ensure consistency across the site plan, please relocate the delta 6, case number, and short description to this page. Please do not include the date and instead, reference "MA 1993-4005-11"

Response: Relocated delta 6 information to page 2 with case number included.

1C. Page 14 (PDF):

- Please provide a separate detail for both the EV chargers and service/ mechanical equipment – on the plans please note the heights and widths. Then, please reference the detail number for each sign or service and mechanical equipment on the site plan (EX: EV Charge, see detail 1).

Response: New detail sheet with requested information has been added to the electrical set. Detail references added to SDP page 14.

- Please note that any service/mechanical equipment greater than 4' in height, per UDO, Sec. 4.7.8 (b)(1)(c) and 4.8.11(b)(2), it must be screened by architecturally compatible walls, fences, and/or landscaping. Therefore, please demonstrate how the accompanying service/mechanical equipment will be screened by using one or both options.

Response: Added note for this scope to page 14.

2.Fire / Life Safety

2A. Page 14:

- Please provide detail of EV signage. See example provided on the redlined site plan.

Response: Added signage detail to new detail sheet in the electrical set.

- Please note that one of the EV spaces must be accessible and connected to the accessible route. The closest accessible space may be moved to the new area. See notes on the redlined site plan.

Response: EV charger locations revised to include accessible space. New non-EV ADA space was added.

3.Real Property

3A. Approved.

4.Utilities

4A. Page 14:

- Please relocate the electrical panel, electrical CT cabinet, and utility transform to another area – it is not advisable to put it in the detention pond.

Response: Moved electrical equipment to a new location on electrical site plan (E0.3) and on SDP page 14.

5.Landscaping Issues

5A. Page 14:

- Per UDO, Sec. 4.7.8.B.1, and 4.8.11.B.1, the proposed mechanical equipment is not in compliance with the UDO, consider relocating the equipment internal to the site and ensuring it is screened by landscaping, fences, or walls from all public rights of way.

Response: Added note with UDO code requirements on SDP page 14.
Architectural response from owner required for screening.

- Please note with next submittal, include elevations as detail drawings showing the dimensions of the proposed mechanical equipment. If any landscaping is to be removed, please note this information on the site plan.

Response: New detail sheet with requested information has been added to the electrical set. Architectural response from the owner required if landscaping is to be removed.

END OF MEMO