



Planning Division
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September 5, 2018

Duane Thompson
4520 S. Ensenada St.
Aurora, CO 80015

Re: Initial Submission Review Fairfield at Quincy Reservoir – Site Plan Amendment
Case Number: 2004-4028-06

Dear Mr. Thompson,

Thank you for your initial submission, which we started to process on August 20, 2018. We have reviewed the application and attached our comments along with this cover letter. The first section of our review includes a summary of key comments from all departments. The following sections contain more specific comments, including those received from other city departments, the public and outside referral agencies.

Since there are several issues that remain another submittal will be necessary. Please include a cover letter specifically responding to each item highlighted in this letter. The Planning Department reserves the right to reject any resubmissions that fail to address these items. It is recommended to wait until the September HOA meeting regarding the approval of the assessment to pay for the gate before resubmittal of these plans. A letter for the HOA Board stating that the assessment was approved should be part of the next submittal.

For more detailed information on comments submitted from staff, please refer to the redlined comments uploaded to the Development Review website. If you have any questions, please contact me at dosoba@auroragov.org or 303.739.7121.

As always, if you have any comments or concerns, please send me an email or give me a call.

Sincerely,

Dan Osoba, Planner I
City of Aurora Planning Department

cc: Iris Duckworth, Fairfield Village HOA
Scott Campbell, Neighborhood Services
Tod Kuntzelman, Building Division
Mark Geyer, ODA
Filed: K:\\$MA\2018 MAs\2004-4028-06\2004-4028-06rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add a revision delta to all changes requested from other departments.
- Add the required notes regarding the gate as listed.
- Please submit minutes of the HOA meeting and a letter of approval from the HOA Board.

1. PLANNING DEPARTMENT COMMENTS

Dan Osoba, Planner I | dosoba@auroragov.org | 303.739.7121 | Comments in teal box, teal text

Cover Sheet

- Please add a revision delta like the one shown here to all changes requested by the other departments.
- Please note that this amendment will not be approved without an approved License Agreement. This agreement will require the minutes of the HOA meeting at which the residents vote for an assessment to pay for the gate. Please ensure that you send a copy of those minutes to me at your earliest convenience.

Sheet AO

- The signs shown on this plan should be removed. Any notes on the sign allowances should be made on the cover sheet of this plan in the Data Block. Any signs being proposed by the Colorado Community Church should not appear on this sheet.

Sheet A3

- The note regarding the future demolition of the east loading dock should be removed. If it is a future demo, another amendment will be required to cover the site changes at that time.
- All metal screens must be painted to match the building color. Please add a note that they will match.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

2. LIFE SAFETY

Ted Caviness, Building Plans Examiner | tcavines@auroragov.org | 303.739.7628 | Comments in blue

Sheet S - 3

- Please add the following notes with a revision delta to this sheet as shown on the redlines:
 - A “Listed” 24-hour battery backup is required to be installed on ENTRANCE and EXIT Gates; Residential/Multifamily: Gates will open on battery backup during loss of power and remain open until the power is restored.
 - All multifamily housing developments, including single-family homes of 5 or more homes shall have preemption devices on each gate.
 - Electrically controlled access gates must be operable with the Fire Department Knox access key while the gate is utilizing either primary or secondary power. The gate must stay open until the key switch is returned to normal operation.
 - The minimum clear opening width of the gating system shall be not less than 23 feet for two-way traffic and 11.5 feet for one-way traffic.
 - An approved Knox key switch shall be installed on all gates. When activated both the entrance and exit gates will remain in the open position until deactivated by the Knox key switch. The Knox key switch must bypass all free access loop systems.
 - The entrance Knox key switch shall be located above any gate keypad, 5.5 feet above grade. A sign labeled “FD ACCESS” shall be located above the Knox key switch.
 - -Activated access gates shall open at a rate of one foot per second.



- -Gates shall remain open a minimum of 90 seconds when operation is initiated by the Siren-Operated/Sensor-Controlled (SOS) system.
- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; C) AN ELECTRICAL OR BATTERY BACK UP SYSTEM THAT OPENS THE GATE ON THE LOSS OF THE PRIMARY ELECTRICAL POWER; AND D) MANUAL OVERRIDE IN THE EVENT OF SYSTEM FAILURE.

Sheet S - 4

- Label the gates with the following: 12' swinging gate with approved Siren Operated System, Knox Key Switch, Manual Release and 24-hour Battery Back-up System. A revision delta should be added here as well.

Sheet D – 1

- Show the movement area of the gates on the detail.
- Add detail of the Fire Department Access sign and arrangement of access, Knox box and Fire Department access sign.
- Change item A) in the note to “Siren Operated System”.

3. NEIGHBORHOOD SERVICES

Scott Campbell, Neighborhood Liaison | 303.739.7441 | scampbel@auroragov.org

Generally

- Please notify your Planning Case Manager with any updates regarding the HOA meeting vote on the assessment.

4. REAL PROPERTY

Grace Gray | 303.739.7277 | ggray@auroragov.org

Generally

- After the HOA completes the vote for the assessment for the gate, please send a copy of the minutes for that meeting.
- Continue to work with Real Property on obtaining a License Agreement for the gate.