

Planning Division
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Aurora, Colorado 80012
303.739.7250



January 13, 2023

David Haltom
Patrinely Group
675 15th Street, Ste 1100
Denver, CO 80202

Re: Initial Submission Review – Windler Logistics Park, Phase I – Site Plan and Plat
Application Number: **DA-1707-24**
Case Numbers: **2022-6063-00 (Site Plan); 2022-3094-00 (Plat)**

Dear David Haltom:

Thank you for your initial submission, which we started to process on December 22, 2022. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 31, 2023. There is an outstanding balance of \$44,838.25 for this submittal application fee. This balance must be paid prior to the acceptance of your second submittal.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated administrative decision date is still scheduled for March 15, 2023. Please remember that all abutter notices for decisions must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Senior Planner
City of Aurora Planning Department

cc: Danielle Prescott, Kimley-Horn and Associates, Inc., 4582 Ulster, Ste. 1500, Denver CO 80237
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1707-24rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Sidewalks and curbside landscaping (with street trees) are required on both sides of all proposed streets, regardless of private or public ownership. If areas will be deferred to a future phase, this must be clearly outlined and noted on the plans along with a clear scope boundary for this phase. (*Planning and Landscape*)
- Provide street sections for all proposed streets. Identify which streets (by name) will be constructed with the corresponding street section. Section widths and details should correspond with the site plan drawings, ISPs in process, and the Windler Master Plan. (*Planning, Civil, Traffic*)
- Extend sidewalk connections to the future high plains trail that will run along the west side of E-470. Some of the connections may want to shift once the additional sidewalk connections that have been outlined are drawn. Coordinate with both PROS and Planning to determine the best connection locations. (*PROS and Planning*)
- With the proposed building configurations, a plaza or courtyard will be required at the building entries for the proposed buildings. (*Planning*)
- More information about the required two and approved points of access that is required. The recommendation is to schedule a meeting with a fire life safety plans examiner to vet the minimum requirements. (*Life Safety*)
- Building elevations must meet the UDO and Master Plan Design Standards. Provide additional information to demonstrate compliance with both sets of standards. (*Planning*)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No public comments were received with this submittal. A neighborhood meeting will not be required at this time.
- 1B. Staff has received referral comments from Xcel Energy which are summarized below and attached to this letter. DEN Planning and CDOT have submitted a “no comment” response with the initial application referral.

2. Completeness and Clarity of the Application

- 2A. There is an outstanding balance of \$44,838.25 for this submittal application fee. This balance must be paid prior to the acceptance of your second submittal.
- 2B. Provide a detailed letter of introduction for this application with the second submission. This letter should go over the project vicinity, proposal/project scope, and include an analysis of compliance with the approval criteria for a site plan application and the applicable Windler Master Plan.
- 2C. Revise the site plan document to more clearly identify the scope of improvements proposed within Phase I and future phases. Any area that is included within this phase of development should be improved to meet UDO and master plan standards.
- 2D. Pre-application responses were not provided with the initial submittal. Note that responses to comments are required with each submittal.
- 2E. How is this application meeting the sustainability goals outlined in the Windler Master Plan? Provide a supplemental submittal document or include this information in the letter of introduction.

3. Zoning and Subdivision Use Comments

- 3A. The subject site is zoned Airport District (AD), which allows “Storage, Distribution and Warehousing” and “Office, Flex” as permitted uses. There are use-specific standards for Storage, Distribution, and Warehousing located in Section 146-3.3.5.Z.

4. Streets and Pedestrian Comments

- 4A. Provide street names for all proposed private and/or public streets so that they can be referenced.
- 4B. Label the Project Title and RSN numbers for all adjacent site plan applications (Tibet and 48th Avenue)



- 4C. Shift the primary N/S street to the west so that curbside landscaping and sidewalk can be provided along the east side of the street (west of the existing gas easement). As noted in the pre-application notes, local streets should have sidewalks and curbside landscaping (including street trees) on both sides of the street.
- 4D. Provide street sections for all proposed streets. Identify which streets (by name) will be constructed with the corresponding street section. Section widths and details should correspond with the site plan drawings.
- 4E. See PROS comments about extending sidewalk connections to the future high plains trail that will run along the west side of E-470. Some of the connections may want to shift once the additional sidewalk connections that have been outlined are drawn. Coordinate with both PROS and Planning to determine the best connection locations.
- 4F. Will the full section of 52nd Avenue be constructed with the initial phase, or will a shared portion remain for the development to the north? Please clarify/confirm and coordinate with PW.

5. Parking Comments

- 5A. It is unclear how your parking requirements were calculated on the site plan submittal. Refer to Section 146-4.6.3. to outline the parking that has been provided and meet the required off-street parking requirements listed in Table 4.6-1. *Note that off-street parking spaces are calculated based on the proposed use. If you are proposing multiple uses within each of the buildings, please specify the area proposed for each use type so that the parking requirement can be verified.*
- 5B. Section 146-4.6.5.D. outlines requirements for parking blocks for any parking area that exceeds 150 spaces. Please verify if any of the employee parking areas will need to meet this requirement. Per this section, each parking area shall be broken up into parking areas of not more than 120 spaces to be bordered or divided by a pedestrian walkway and landscaped median. The walkway should connect each “parking block” between the furthest parking space to the building entrance.
- 5C. The accessible and bike parking requirements listed don’t appear to meet the UDO. Review Section 146-4.6.3 for parking requirements. More parking may be provided as desired, but the correct number should be listed in the required section.

6. Architectural and Urban Design Comments

- 6A. Label building setbacks for all sides of both buildings. Per Table 4.2-4 There is a minimum 100’ setback from E-470, A 25’ front and side setback from the street, and a 20’ rear setback from the street.
- 6B. Section 146-4.8.4.B. requires each proposed building to be arranged to open onto a public or private street, public park, plaza or courtyard, or pedestrian passage. For large industrial developments such as this, the expectation is that each customer/employee entry (N. and S. side of Building A1, and the E. side of Building A2) provide a minimum common area of 400 SF (min. dimension 15 feet). Each common area should include outdoor seating, landscaping, and other amenities such as pedestrian scale lighting and differentiated pavement treatment such as a different scoring pattern, to enhance the pedestrian experience.
- 6C. Section 146-4.7.8.B.2.a. requires that all service loading and storage areas be screened from view using a combination of fences, walls, berms, or combination with landscaping. Furthermore, Section 146-4.8.10.C. requires loading doors and operations to occur within the interior of the site and not be visible from the public right-of-way. Staff is supportive of the internal street network and building orientation, but some screening measures should be provided along the west side of the dock doors and the proposed N/S street. These measures should be outlined as “alternative compliance” methods in the letter of introduction and on the plan set. Refer to the Windler Master Plan for fencing and wall details typical of this neighborhood.
- 6D. Review and approval of the Windler Design Review Board is required for all proposed development within the Windler Master Plan. Please contact Kevin Yoshida at 303-807-0737 or kevin@ideate.design to initiate the submittal and review process.
- 6E. It appears that your architectural elevations were not attached to the site plan set that was routed for a referral. I found a set of elevations in the originally submitted plan and have provided redlines as an attachment to this letter. Please ensure that these sheets are revised and included in your next submission.



- 6F. Dimension call-out breaks in building wall massing to verify if they meet design standard requirements.
- 6G. Provide a material board that clearly identifies the material type and specifications, colors, and patterns for all building materials and elements.
- 6H. Please identify all wall and ground-mounted electrical equipment on the plan. These areas must be screened from view and meet the requirements outlined in Section 146-4.7.8.B.1. and 146-4.8.11.
- 6I. Section 146-4.8.5.B.3. requires at least one horizontal articulation method at an interval of 100 feet or less on each street-facing façade. It does not appear that the proposed façades are meeting these requirements because any offsets proposed are less than the minimum 3' dimensional requirement and more than 100' apart. Please refer to Table 4.8-3 and either revise the proposed elevations or clarify how the standard is being met.
- 6J. In addition to the horizontal articulation requirements, each façade is required to meet the four-sided building design requirements within Table 4.8-8.
- Building A1 – the North, and South facades are considered primary facades and must meet 2 of the massing and material elements, and 3 human scale elements. The east and west façades are considered secondary façades and will require 1 massing and material element and 2 of the human scale elements.
 - Building A2 – the East facade is considered a primary facade and must meet 2 of the massing and material elements and 3 of the human scale elements. The North, South, and West facades are considered secondary facades and must meet 1 of the massing and material elements and 2 of the human scale elements.
 - Please respond with how each designated façade for both buildings is meeting the required number of elements.
- 6K. Section 146-4.8.10.A.2. requires that all elevations visible from a public street include variable parapet heights and 1-foot minimum projections not to exceed 50' apart. The architectural sheets I have aren't scaled properly so I wasn't able to confirm if this is being met. Will review this standard again with the revised architectural drawing submission.
- 6L. Provide a material percentage table for the proposed buildings to address the Windler material requirements on Sheet 28 of Tab 12. Also, identify how the building elevations meet the minimum 20% building fenestration for the primary facades.

7. Signage & Lighting Comments

- 7A. Will any fencing or walls be provided to screen the proposed dock doors and service areas visible from adjacent streets? Please indicate the location/placement of the proposed fencing as well as a detail of the fence material type, and design.
- 7B. Add retaining wall and fence detail(s) to demonstrate material color, type, and wall height for all fences or walls drawn on the plan. Standards for these items can be found in Section 146-4.7.9. and in Tab 10 of the Windler Master Plan.
- 7C. Please confirm that all trash storage and pickup will be contained within the proposed structures. Any external trash enclosures need to be located and drawn on the site plan if proposed. Requirements for trash facilities can be found in Section 146-4.7.8.B.2.b.
- 7D. Section 146-4.9.2.B. requires that pole-mounted light fixtures be limited to no more than 25' in height. Revise the pole mounting height for all DSX2 Fixtures
- 7E. Fill in the sign data requirements for the site on the cover sheet site data table. Any signage will be required to be shown on the site plan - if not included now, an amendment to the site plan will be required in the future. *Note: sign content should not be shown, just a detail and placement of monument sign design and an outline of wall sign area on the building elevations.*

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 6

- 8A. Adjust the location of the buffer measurement. Buffers are measured from the back of walk.

Sheet 60

- 8B. Add street names where indicated.



- 8C. Darken both sides of the sidewalk as well as the concrete hatch.
- 8D. Include the street trees for this street. Update the street tree table. A deferral of the installation of the street trees is possible until development along the south side of the street occurs.
- 8E. Remove match lines where there are no matching sheets.
- 8F. Add the title Key Map to the Key Map.

Sheet 61

- 8G. Show the property line as a traditional line type. A long dash and two short dashes.
- 8H. Add a legend to all sheets. Include the hatches.
- 8I. Show the parking lot striping where indicated.
- 8J. The hatching being provided does not seem to match the site layout. See the comment on the plan.
- 8K. Darken both sides of the sidewalk.
- 8L. Provide a street name.
- 8M. A street frontage buffer is required, but in lieu of shrub equivalents being planted due to the presence of utility easements, provide evergreen trees to screen the loading and parking area of the tractor-trailers.
- 8N. Include street trees along within the curbside landscape area and update the landscape table accordingly. A deferral of the street tree installation is possible until development on the adjoining western lot occurs. Add a note to the plans indicating that.

Sheet 62

- 8O. Turn off the fence. Is this existing and assumed to be removed?
- 8P. Include the parking lot striping.
- 8Q. Some of the shrubs do not appear to have been labeled.
- 8R. The parking lot perimeter screening does not meet code requirements. It may be combined with the street frontage buffer, but the most restrictive requirement should be met.
- 8S. Darken the building outline.
- 8T. Provide the missing building perimeter landscaping.
- 8U. Correct the hatching as it does not match the site layout.

Sheet 63

- 8V. Add the building information that is found on the previous sheet to all the landscape sheets where the building is shown.
- 8W. Label and dimension the 25' wide Special Landscape Buffer.

Sheet 64

- 8X. Provide the required street trees. Reference the previous comment provided on Sheet 61.
- 8Y. Label the street.

Sheet 65

- 8Z. A street frontage buffer is required, but in lieu of shrub equivalents being planted due to the presence of utility easements, provide evergreen trees to screen the loading and parking area of the tractor-trailers.
- 8AA. Add the missing building perimeter landscaping.
- 8BB. No architectural elevations have been provided. However, if there are doors being provided on the south side of building A or the north side of building B, then building perimeter landscaping is required.

Sheet 66

- 8CC. No architectural elevations have been provided. However, if there are doors being provided on the south side of building A or the north side of building B, then building perimeter landscaping is required.
- 8DD. Label and dimension the 25' wide Special Landscape Buffer.
- 8EE. A street frontage buffer is required, but in lieu of shrub equivalents being planted due to the presence of utility easements, provide evergreen trees to screen the loading and parking area of the tractor-trailers.
- 8FF. Street trees are required along here. The installation of the street trees along this stretch of the road may be deferred until the adjoining lot to the west develops. A note should be provided stating this.

Sheet 71

- 8GG. Street trees that are adjacent to the detention basin must be installed upon the construction of the basin and sidewalk.
- 8HH. Add the required street trees where required and update the landscape table accordingly.
- 8II. Dimension and label the required street frontage buffer.



8JJ. There appears to be a tree proposed in conflict with the detention pond maintenance path.

Sheet 72

8KK. Label and dimension the 25' wide Special Landscape Buffer.

8LL. A street frontage buffer is required where indicated as well as a screening of the parking lot. A double row of shrubs may be used, or other methods as described in the UDO. Refer to Section 146-4.7.5 K.

Sheet 73

8MM. The streetscape for Tibet Road has been included with Case Number 2022-6013-00. Windler at 48th Avenue West Infrastructure Site Plan. This can be obtained online or contact the Case Manager for a Copy of the plan. The landscape should be included grayed back and a note added to be installed and maintained by the Windler Public Improvement Authority.

8NN. Street trees are required along the north-south road.

Sheet 74

8OO. Please enlarge the Plant Schedule table as the font is too small.

8PP. Add a combined table for street tree requirements and curbside landscaping. List each street individually.

8QQ. Double-check the numbers the site data numbers in the table on this sheet with the numbers being provided on the cover sheet.

8RR. Update the landscape table per the comments provided.

Sheet 75

8SS. Remove these specifications. The city does not review construction drawings. Only include the required landscape notes as found in the Landscape Reference Manual available online.

8TT. Only include the five required landscape notes plus a note regarding the proposed mulch treatment as well as any other notes required by our Public Works and Building/Life Safety Departments.

9. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Site Plan Set, Part I

10A. Label streets as redlined.

10B. Provide typical sections for all roadways and private streets/access roads.

10C. This is identified as a future two lane collector in the 48th Avenue plans (see redlined located on sheet 3)

10D. Include reference to plans for the design/construction for 48th Avenue as well as any other ISPs for adjacent roadways.

10E. Tibet Road improvements required adjacent to platted lot.

10F. Include reference to plans for the design/construction for all ISPs for adjacent roadways, typical.

10G. Fix/adjust/redlined labels or call outs that are incorrect. See redlines throughout site plan set.

10H. Label streets and dimension ROW.

10I. Revise note 1 on sheet 18 as redlined.

10J. Label longitudinal slopes for streets, typical

10K. Label slopes. 3:1 max on site, min 2% for all non-paved areas. Typical all grading sheets.

10L. 11.21% does not meet ADA requirements for sidewalk slopes (see redlined location on sheet 20).

10M. Min 2% slope for all non-paved areas.

10N. Reduce slope at access from 52nd.

10O. Minimum slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas.

10P. Min 1% slope for asphalt pavement.

*Subdivision Plat*

10Q. 25' min lot corner radius required at the intersection of Tibet and 48th Avenue.

11. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)*Site Plan Set (Part I and II)*

- 11A. Site plan will not be approved until Windler Master Plan documents are approved.
- 11B. Revise notes on sheet 2 as redlined.
- 11C. Show all adjacent opposing access along these streets.
- 11D. Add sight triangles per COA TE-13 at all intersections that encompass public ROW.
- 11E. Label all access locations as full movement, right in/right out, etc.
- 11F. Show GVRE access off of Tibet.
- 11G. Intersection shall be perpendicular +/- 5 degrees.
- 11H. Is this an interim or ultimate condition for 52nd Avenue?
- 11I. Show and callout base signing/stripping, typ.
- 11J. Extend and show more of the intersection at 52nd and Tibet.
- 11K. 75' min throat depth from flow line to CL.
- 11L. Add stop signs in redlined locations.
- 11M. Reconfigure to better define entrance into the site (at the south side of building A1 – see sheet 9.)
- 11N. Add street names.
- 11O. Ensure mature plant heights within sight triangles do not exceed COA 4.04.2.10 requirements.
- 11P. 50' min spacing between STOP sign and tree.
- 11Q. Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.'

Traffic Impact Study

- 11R. This TIS will not be approved until the Windler MTIS is approved. The MTIS has been revised since Jan 2022. The latest version should be reflected in this TIS.
- 11S. For future reference signal off-set is the start of yellow.
- 11T. See comments throughout the report.

12. Fire / Life Safety (Rich Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Site Plan Set (Planning Note: These redlines would not import into the master file, so they have been provided on a separate PDF attachment to this letter)

Sheet 1 of 78 / Cover

- 12A. Per 2015 IBC Section 1106 - 3 van-accessible parking spaces are required. Please revise provided and required to show the correct count.

Sheet 2 of 78 / General Notes and Details

- 12B. Will this project be phased? If so, provide an overall phasing plan that identifies the phasing of the site, access, and water supply. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan. Will this project be phased? If so, provide an overall phasing plan that identifies the phasing of the site, access, and water supply. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 12C. Aircraft Noise Reduction (LDN): New site plans for residential and commercial structures located within a Noise Impact District must include the following note: ATTENTION BUILDING DIVISION: per Article XI, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, an acoustic analysis,



prepared by an acoustic expert that will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding 55 (LDN value to be determined for each project) under worse-case noise conditions.

12D. Verify this comment after Note #16 "See Sheet #3 for continued Site Plan Notes."

12E. If there is no gating proposed, please remove this note #19.

Sheet 3 of 78 / Overall Site Plan

12F. See comment to add "General Fire Lane Notes".

12G. Will this project be phased? If so, provide an overall phasing plan that identifies the phasing of the site, access, and water supply. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan. Will this project be phased? If so, provide an overall phasing plan that identifies the phasing of the site, access, and water supply. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

12H. More information about the required two and approved points of access is required. The recommendation is to schedule a meeting with a fire life safety plans examiner to vet the minimum requirements.

12I. Phasing of this site must account call-out reliant adjacent planning areas/site infrastructure needs.

12J. See comment: More information about how this road will interconnect.

Sheet 6 of 78 / Detailed Site Plan

12K. Identify an exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; the route shall be continuous to the public way and all site amenities. (Heavy dashed line shall be shown on Site, Utility, and Landscaping Plans.)

12L. Provide wheel stops in accessible spaces. TYP

12M. Please show the required accessible ramps and transition to the accessible parking. TYP

12N. Show the location of the FDC, Knox Boxes, and Riser room location: Identify the FDC as a Y symbol and label it with the following example: "FDC with approved Knox Caps." Identify the Knox Box as an X within a box symbol and label it with the following example: "Knox Box with approved hardware." Identify the Fire Riser Room location. (Typical on Site, Utility, Grading, Landscape, and Photometric Plans.)

12O. Show 26' wide Aerial Fire Lane within 15' to 30' of one side of the structure per 2015-IFC D105 for roof surfaces greater than 30' above grade. With inside turning radii of 26' and outside turning radii of 52'. (Show dashed fire lane typical on Site, Utility, Landscape, Grading, and Photometric Plans.) TYP

12P. Provide access doors that are compliant with 2015 IFC 3206.6.1.1-Number of doors required. Not less than one access door shall be provided in every 100 linear feet (30 480 mm), or fraction thereof, of the exterior walls that face required fire apparatus access roads. The required access doors shall be distributed such that the lineal distance between adjacent access doors does not exceed 100 feet (30 480 mm).

12Q. See comment: Remove ACCESS and add LANE EASEMENT. TYP

Sheet 9 of 78 / Detailed Site Plan

12R. See comment: Show Knox Box (TYP).

12S. See comment: Show FDC (TYP).

12T. Vehicular impaction protection is required of fire hydrants. TYP

12U. Please locate the Accessible Parking signs on the back side of the sidewalk. TYP

12V. Provide a 23' wide Fire Lane. With inside turning radii of 29' and outside turning radii of 52'. (Show dashed fire lane typical on Site, Utility, Grading, Landscape and Photometric Plans.) TYP

12W. Where an accessible route crosses a drive aisle provide curb ramps and crosswalk. TYP

Sheet 10 of 78 / Detailed Site Plan

12X. See comment: Please verify measurement accuracy.



Sheet 15 of 78 / Detailed Site Plan

12Y. See comment: Please identify required off-site fire hydrants.

12Z. See comment: Will this road be built to a COA roadway standard?

Sheet 21 of 78 / Detailed Grading Plan

12AA. The maximum traverse slope is 4% in a fire lane easement. TYP

12BB. Using a heavy dashed delineation, show the accessible route on the Grading Plans. TYP

Sheet 33 of 78 / Overall Utility Plan

12CC. See Fire Lane Easement and Sign details.

12DD. See updated sign details for Fire Lane, FDC, and Fire Sprinkler Riser Room signage.

12EE. See Fire Hydrant placement and location requirements.

12FF. See Bollard protection requirements for fire hydrants that may be susceptible to damage from vehicles.

Sheet 35 of 78 / Detailed Utility Plan

12GG. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site.

The location and bearing of existing fire hydrants located (within 400' or the next existing fire hydrant) outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

12HH. See comment: Provide more details about water and fire service mains including size, material, and status (public/private).

Sheet 41 of 78 / Detailed Utility Plan

12II. Please label the fire line DIP and pipe size (private). TYP (Example: 8" Fire Service Line / Private Line)

Sheet 43 of 78 / Detailed Utility Plan

12JJ. 1000-foot spacing on each side of the street – Per the 2015 IFC, Appendix C, Table C102.1: Where new water mains are extended along the street where hydrants are not needed for the protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards. Basically, every 500' on alternating sides of the street there must be a fire hydrant.

12KK. Please label all streets or roadways. TYP

Sheet 48 of 78 / Overall Photometric Plan

12LL. Please add the following note to the Photometric Plan: Illumination within the site must comply with the 2015 IBC requirement from Section 1006 – Means of Egress Illumination. Illumination Required: The means of egress, including the exit discharge, shall be illuminated at all times the building is occupied. Section 1006.2 Illumination Level. The means of egress illumination level shall not be less than 1 foot-candle (11 LUX) at the floor level and continuing to the "Public Way".

12MM. The photometric plan must show the accessible route throughout the site. Please ensure that a minimum of 1 foot-candle of lighting is provided within the accessible route.

Sheet 50 of 78 / Photometric Plan

12NN. Show and label all fire lane easements. TYP

Sheet 60 of 78 / Detailed Landscape Plan

12OO. See comment: Remove this hydrant from the sanitary sewer line.

Sheet 62 of 78 / Detailed Landscape Plan

12PP. Please label all fire hydrants on the Landscape Plan and show them in the Legend. TYP

12QQ. A 5-foot clear space shall be maintained around the circumference of the fire hydrants.

12RR. Please add the following Landscape Notes:

12SS. The Landscape Plan must reflect the location of all fire hydrants, Knox hardware, and fire department connections.

Subdivision Plat

Sheet 3 of 6 / Plat

12TT. Show 26' wide Aerial Fire Lane within 15' to 30' of one side of the structure per 2015-IFC D105 for roof surfaces greater than 30' above grade. With inside turning radii of 26' and outside turning radii of 52'. (Show dashed fire lane typical on Site, Utility, Landscape, Grading, and Photometric Plans.) TYP



- 13A. Include the application number for reference (with note on sheet 3 “grading by others”)
- 13B. I am not seeing the 10’ water easement on the plat document (see sheet 4 redline)
- 13C. Fix/adjust/redlined labels or call outs that are incorrect. See redlines throughout the site plan set.
- 13D. Drainage easement should cover the entire storm system. All storms should be in a drainage easement.
- 13E. Add a label to the redlined contour on sheet 26
- 13F. Manholes are needed at any change in direction.
- 13G. Proposed contours must tie into existing contours.
- 13H. Label the size of the water main and sanitary main.
- 13I. Waterline is to be extended in the road as it is stubbed.
- 13J. Sanitary is to be extended to 56th Avenue as it is stubbed.
- 13K. Include existing infrastructure size.
- 13L. Note in the grading plans that the on-site storm is private unless noted otherwise. Is all proposed storm private or only a portion of it?
- 13M. Please clarify what portions of the sanitary system are proposed to be public or private. If the line only serves a single user it can be a private service.
- 13N. Sanitary mains require public easements. See Section 5.04 for easement width requirements. Please note that deeper sanitary mains require an additional easement.
- 13O. The water meter is to be in a publicly accessible area and not behind any locked or secure gates.
- 13P. Please be advised that water meters 3-inches and larger require an additional easement. Has any analysis been done on what size meter will be needed for the various buildings?
- 13Q. The water line in the 75’ multi-use easement is a 60-inch steel water transmission line.
- 13R. How close is the private storm to the public water main? Should be at least 10-feet between the outside of the two mains (sheet 40).
- 13S. This manhole has two 18-inch lines coming into it very close together. You may want to look at adjusting this configuration for constructability. (Sheet 40)
- 13T. The water meter on sheet 41 is to be located outside of any locked/gated areas.
- 13U. Ensure the firelines are being called out.
- 13V. Include existing infrastructure sizes on the plan set.
- 13W. Access is needed to all manholes.
- 13X. Access is needed to all ponds, their outlet structures, the bottom of the ponds, and their forebays.
- 13Y. The water main shown on sheet 44 appears to continue but on page 45 but it doesn't and a blow-off is shown. Please check to ensure water is correct.
- 13Z. The easement for water stubs is to be 16-feet as it will be a main extension.
- 13AA. Where is the storm sewer at 48th discharging (sheet 47)?
- 13BB. Ensure easements in landscaping sheets are matching what is shown on the site plan and the plat.
- 13CC. The area around the water meter should a landscape material such as rock mulch or wood mulch. Shrubs or trees are not allowed within the pocket easement.
- 13DD. There is a conflict between landscaping and the access path on sheet 71. This access path is not shown on the other sheets. Please ensure the plans match.

14. Revenue – Aurora Water Taps (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

- 14A. Storm Drain Development fees due 108.370 acres x \$1,242.00 = \$134,595.24
- 14B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

15. PROS (Joe Odrzywolski / 303-739-7147 / jodzywo@@auroragov.org / Comments in mauve)

General Comment

- 15A. Before the approval and recordation of the first plat for the Windler project, there are outstanding Community Park cash-in-lieu land dedication fees that need to be paid.

Site Plan Comments

- 15B. Sheet 22 - Provide pedestrian connection point to future High Plains Trail at eastern end of 52nd Avenue.



- 15C. Sheet 25 - Provide pedestrian connection point to future High Plains Trail.
- 15D. Sheet 31 - Provide pedestrian connection point to future High Plains Trail.
- 15E. Sheet 63 - This area should be landscaped with this Site Plan.

16. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 16A. See redline comments on the subdivision plat and site plan.
- 16B. Provide the most recent AES Board Monument Records for all section monuments shown hereon.
- 16C. Provide a closure report.
- 16D. Provide title commitment dated within 120 days of the plat acceptance date.

17. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 17A. Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat and site plan for Windler Logistics Park Phase 1. As always, thank you for the opportunity to take part in the review process. For these commercial/industrial/retail type lots, and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:
 - *Ten-foot (10') wide utility easements are hereby granted around the perimeter of platted areas including lots, tracts, parcels and/or open space areas. These easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*
- 17B. Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.
- 17C. In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.
- 17D. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 17E. For additional easements that may need to be acquired by separate document for new facilities (i.e. transformer), the Designer must contact a Right-of-Way and Permits Agent.
- 17F. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

January 9, 2023

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Aja Tibbs

Re: Windler Logistics Park Phase 1, Case # DA-1707-24

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Donna George
Right of Way and Permits
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