



Planning Division  
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Aurora, Colorado 80012  
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*AuroraGov.org*

5/28/2024

Tom Cave  
3550 Chambers LLC  
1618 Emerald St  
Broomfield, CO 80020

**Re: Initial Submission Review: 3550 Chambers Road Site Plan – Site Plan, Conditional Use, and Plat**  
**Application Number:** DA-2165-02  
**Case Numbers:** 2024-6019-00, 2024-6019-01, 2024-3024-00

Dear Tom:

Thank you for your initial submission, which we started to process on May 9<sup>th</sup>, 2024. 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 June 24<sup>th</sup>, 2024.

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.

As this application will require another formal review, the Planning & Zoning Commission hearing date has not yet been set. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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 303-739-7209 or [sgubrud@auroragov.org](mailto:sgubrud@auroragov.org).

Sincerely,

Stephen Gubrud, Planner I  
City of Aurora Planning Department

cc: Jennifer Carpenter, LAI Design Group  
David Carpenter, Colliers Engineering and Design  
Justin Andrews, ODA  
Filed: K:\\$DA\2100-2199\2165-02rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Inclusion of Required Notes, Measurements, Symbolology, etc.
- Deficiencies in Meeting Building Landscape Requirements
- Building Orientation and Provision of Public Amenities

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. There was one public comment received from a nearby property owner during the initial review. The individual had questions regarding the potential traffic impacts this development may have on the surrounding neighborhood. It appears that these concerns have been addressed. However, if further concerns are raised, or the applicant deems it necessary, a neighborhood meeting should be held.
- 1B. Two comments from outside referral agencies were received. Please find these comments below following the comments provided by City review staff.

#### **2. Completeness and Clarity of the Application**

##### Generally

- 2A. Please be aware there are outstanding fees totaling \$26,573.25 associated with this application. These fees must be paid before the commencement of the 2<sup>nd</sup> review.
- 2B. As indicated in the pre-app notes, an operations plan (for each use) is needed to better understand the various business operations to be conducted on this site. This plan should include the approximate number of employees at each business and peak shift employee counts. Scheduled maintenance times during which employees may be present after hours. Maximum capacities for each structure (including calculations), and proposed hours of operation.
- For the event center, please specify:
- What type(s) of events are expected to take place at this location?
  - Whether or not on-site sales of alcohol or bottle service will be available. (Please also indicate if this type of service will take place at the restaurant.)
  - Will operations generally include live or amplified music, elaborate lighting, or a designated dance floor?
  - If the business requests operations between the hours of 12:00 AM – 5:00 AM.
  - Describe what security measures will be in place to keep attendees and surrounding properties safe.
- 2C. Under heading 3C (Common Space and Amenities), within the pre-app note responses, it is indicated that a common amenity space is required for each property. This is not zone-specific to I-1 and also applies to properties within the MU-C zone district, and since this property has been rezoned, this will apply to all uses.
- 2D. The name of the project/site plan should change, as 3550 Chambers will only be one of the three addressed buildings moving forward.

##### Site Plan

##### Cover Sheet

- 2E. In the City of Aurora Approvals block, the City Council signature line may be removed. No City Council hearing is required for approval of this application.
- 2F. The inclusion of the accessory drive-thru to serve the café will require conditional use approval. Please modify the document title to read “site plan and conditional use.”
- 2G. As mentioned below in section 8, if building perimeter landscaping requirements (or other measurable features) cannot be met, an adjustment request will be required. Any adjustment requests should be indicated in subsequent Letter of Introduction submittals along with a narrative explaining why the adjustments are necessary and describing any mitigation provided. All adjustments should also be noted on the Site Plan Cover Sheet.



### **3. Zoning and Subdivision Use Comments**

#### Site Plan

#### Sheet 2

- 3A. Please indicate the zoning of adjacent properties.

### **4. Streets and Pedestrian Comments**

#### Site Plan

#### Sheet 2

- 4A. Pedestrian access from E. 33<sup>rd</sup> Place to the café and restaurant currently crosses through the drive-thru queue twice. Please relocate the pedestrian crossing so that it does not interfere with drive-thru operations (and vice versa).
- 4B. Pedestrian internal circulation is needed between buildings and uses as well.

### **5. Parking Comments**

#### Site Plan

#### Generally

- 5A. The indicated number of on-site parking stalls exceeds the UDO requirements by approximately 30 stalls, which equates to a 27% increase from the minimum requirements. This is not inherently an issue but may provide some flexibility to improve the orientation of the proposed buildings as needed.

#### Sheet 2

- 5B. There are several instances where the ADA parking stalls are not clearly indicated. Please bring the ADA symbol to the top layer or include a callout to identify the ADA stalls.

### **6. Architectural and Urban Design Comments**

#### Site Plan

#### Sheet 2

- 6A. Per the outdoor seating or dining use specific standards, outdoor patio space should have a conveniently located trash receptacle, please provide this feature.
- 6B. City code requires that each building within a mixed-use district front onto one of the following:
- A public or private street;
  - A public park, open space, or common green;
  - A plaza or courtyard or;
  - A pedestrian passage
- The hotel does not meet any of these circumstances as currently oriented.
- 6C. Commercial developments shall break up supporting commercial uses into a cluster of individual pad and liner buildings at corners and street edges. Pad and liner buildings shall be designed to be "double-fronted", where one entrance faces the parking lot and another faces a street or other public space as defined in the previous comment. Neither the restaurant nor the event center achieves this with the current design. As this parcel is surrounded by ROW on all sides, it may be appropriate to engage the corners to more easily achieve a "double-fronted" circumstance. Perhaps orienting the buildings into a more U shape would work with bringing the buildings up to the street and internalizing the parking behind the facades of the buildings. Overall, this site needs to act as a cohesive and master-planned, interconnected unit with strong urban design elements. As submitted, it appears to be three distinct and disparate units unrelated to each other.

#### Sheet 13

- 6D. City code requires the incorporation of various facade character elements for each elevation. A table of the facade types and required elements can be found at: <https://aurora.municipal.codes/UDO/146-4.8.7>. Please include a table indicating which features are being claimed on the first sheet for each of the three building elevations.



## **7. Signage & Lighting Comments**

### **Site Plan**

#### **Sheet 2**

- 7A. Please provide a placeholder detail for the monument sign. This should include dimensions, materials, and color but does not need advertisement-specific details.
- 7B. The site details include outdoor wall-mounted and sconce-style lighting fixtures. Please be sure to include and clearly indicate building-mounted lighting fixtures on elevations.
- 7C. For the restaurant and event center building, include dashed areas where the wall signs can go that meet the City code. For the hotel wall signage, include dashed areas and proposed sizes that meet the City code.

## **8. Landscaping Issues (Tammy Cook / 954-684-0532 / [tcCook@auroragov.org](mailto:tcCook@auroragov.org) / Comments in bright teal)**

### **Site Plan**

#### **Sheet 9**

- 8A. Check with Tim York ([720-388-5882](tel:720-388-5882) / [tyork@auroragov.org](mailto:tyork@auroragov.org)) on whether he will allow this area to be sod. It must be an "activated space" to allow sod to be here. You must demonstrate that it is an activated space by showing benches, tables, or other elements. Tim York would have to approve this.
- 8B. In general, there are too many grasses. Twelve (12) shrubs per larger island are needed and of that quantity, only 30% can be grasses. It appears all the larger islands have that issue. (typical)
- 8C. Six shrubs are required.
- 8D. While under a separate permit, signage, and entries should have enhanced landscaping. Please update and include landscaping around all signs.

#### **Sheet 10**

- 8E. Update the table and the plan accordingly and provide the required trees. See additional commentary on this sheet. No shrub equivalents are necessary.
- 8F. Street frontage buffers only require 10 shrubs per 40lf. You may leave this or adjust.
- 8G. If the building perimeter landscaping cannot be met, then an adjustment request is required.

## **9. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto: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 (Farhad Sarwari / 303-739-7420 / [fsarwari@auroragov.org](mailto:fsarwari@auroragov.org) / Comments in green)**

### **Site Plan**

#### **Cover Sheet**

- 10A. 1st review comments in green were made by PW/Development Services, Engineering reviewer Farhad Sarwari. Not Ready for Technical Referral, comments; Fire Lane radii, Typical Sections, Copyright Note, Minimum allowable grades, Maximum cross slope.
- 10B. Per 2.03.5.10 of the Roadway Manual, "Copyright notes shall not be placed on the signature sets, or any reports submitted for approval. The City must be able to make copies of the approved plans and reports at any time without written authorization from the plan's or report's author."
- 10C. Please add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical



plan showing the site location of lights, electrical one line, and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public inspection permit for the streetlights are required. Certificates of occupancy will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

- 10D. Please add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometric plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing the site location of lights, electrical one line, and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public inspection permit for the streetlights are required. Certificates of occupancy will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
- 10E. Please check the comments on Sub\_1\_3550\_Chambers\_Alta\_BoundaryThe plat should match the site plan with regards to ROW dedications and Easements. Lot corner radii are required.

#### Sheet 2

- 10F. Provide typical sections for proposed public and private streets. Since half of the streets are built, the typical sections should show the existing portion of the street in gray, the proposed half in black and the ultimate section in different shades of gray.
- 10G. Please label street classification for all the streets.
- 10H. Label public or private under roadway names.
- 10I. No curb gutter and landscape wall are allowed within the fire lane easement.
- 10J. These 6 ramps should be shown and proposed within the scope of this plan set.
- 10K. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 10L. The fire lane radii should meet the requirements in Section 4.07.1.01 in the Roadway Manual, which says: "Where the fire lane width is 26-feet wide the inside radius shall be 26-feet and an outside radius of 52-feet."
- 10M. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:- Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations This information (if it's not already shown) can be added to the street sections provided if desired.
- 10N. Please clarify what the max height of the wall is.
- 10O. Please label or provide clarification where the existing pavement is in the street.

#### Sheets 3&4

- 10P. Per Section 2.03.8 of COA Roadway Manual: The plans shall include adequate details of special structures not covered by City of Aurora Standard Details. Do not include City Standard Details in the plans, but reference them by detail number, only.

#### Sheet 7

- 10Q. Per Section 4.05.1 of COA Roadway Manual, the minimum allowable grade for any roadway or alley is 0.5%.
- 10R. Please define pavement material type.
- 10S. Please define material type of indicated feature.
- 10T. Per Section 4.05.6 of COA Roadway Manual, maximum allowable cross slope is 2%.
- 10U. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- 10V. Please clarify if tying into the existing street contours is done correctly, typical.
- 10W. Please clarify what the max height of the wall is.
- 10X. Please label or provide clarification where the existing pavement is in the street.



Sheets 20&21

10Y. Lighting fixtures will be approved in Civil Plans for public streets. Please remove from here.

**11. Traffic Engineering** (Jason Igo / 303-739-7420 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

Site Plan

Sheet 2

- 11A. Show the existing driveway at the indicated locations.
- 11B. Is there a way to not have the pedestrians crossing the drive-through line?
- 11C. This doesn't look like they have enough room to queue vehicles. Table 4.6-7 of the Aurora Municipal Code states that a restaurant shall be able to store at least 7 vehicles. queuing of vehicles can't block drive aisles.
- 11D. Need to add a truck truck-turning template.
- 11E. Trash cans need to move and be in a location that will not block an access. It needs to be a minimum of 50'. Parking can't be in this location either. All parking should also be a minimum of 50'.
- 11F. This access needs a throat depth of 50'.
- 11G. Indicated access should align with the access to the south.
- 11H. This access needs to be a minimum of 75' from the access on the east side. It will also need to be 150' from the Helena intersections to the north/south of the access.
- 11I. Need stop signs where indicated.
- 11J. EV spots will need EV charging signs and tow-away zone signs. One of the EV spots needs to be handicapped.
- 11K. Signs will need to be updated to a stop sign.
- 11L. Will need to show the sight triangle for the NB movement at the intersection.
- 11M. Will need to show the sight triangle for the SB movement at the intersection.
- 11N. Call out all existing signs.

Sheet 4

- 11O. Add what color the arrow is going to be.
- 11P. Parking Space should be 19' long.
- 11Q. Will need Van plaque (R7-8a) for van parking spaces. It will also need Tow tow-away sign (R7-201). The detail should look like the detail to the left.
- 11R. Need to update based on 4.07.7.01.2

Sheet 9

- 11S. Need to show stop signs on this plan. Stop signs will need to be 50' from any trees.
- 11T. No Evergreen trees can be in the sight triangle. This is just an FYI for future changes.
- 11U. This looks to be 3-15 tall. Plants in the sight triangle need to be 2' or less. Verify if any other plants are too tall to be in the sight triangle.

Traffic Impact Study

Sheet 1

- 11V. 1,620 Sq Ft per site plan.
- 11W. 3,780 Sq Ft per site plan.
- 11X. Aurora did a quick crash pull of 33rd Place. The crashes had 8 injured in the last 5 years and of the 14 crashes 13 were broadsides. We would like a safety analysis to be done at 33rd Place. The current recommendation from Aurora Traffic is to make Chambers and 33rd Place a 3/4 intersection based on the current crash history with the additional proposed trips that this development will bring.
- 11Y. Main Comments:
- 11Z. -Need safety analysis. -More background on Event generated trips.-Additional information on trip distribution. Other comments throughout the report (see following.)
- 11AA. Queue analysis will be needed for the drive-through. Based on the study the average Maximum queue length for a Coffee shop is 11 vehicles. Which this site hasn't planned for. The study that shows this is below.

<https://mikeontraffic.typepad.com/files/drive-through-queue-generation.pdf>





Sheet 2

11BB. Give the Version of Synchro used.

Sheet 8

11CC. There are several questions about the Event Center.

- Does the 500 include people working at the event or just guests?
- The 2.5 people per vehicle is high. The average on the roadway is 1.5. Provide how this was developed.
- How was the 10% developed?
- It is not clear what size of event was used for AM. Using the same assumptions with 50 people doesn't come up with the same trips generated. We will need more information.
- Will this be used for any conferences? This would create an event that would be similar to the PM peak hour for weddings. We need documentation that the assumptions are reasonable.

11DD. Update per Site plan.

Sheet 11

11EE. Add the year the counts were taken.

11FF. These counts don't make the counts that were taken. Will need to document how and why these counts are different.

Sheet 13

11GG. If NCHRP 255 was used state that otherwise some of these don't equal the growth rate that was given.

Sheet 14

11HH. This distribution doesn't look correct. The existing counts show more traffic on the 35th and 33rd coming and going from the north. DRCOG model has more volume to the north. The hotel is likely going to draw most of its trips off of I-70. Restaurants and coffee shops will likely have close to a 50/50 split. The Event Center would likely pull a little more off of I-70. These seem flipped with possibly 60% to and from the north and 40% from the south. Will need to give background on how this was decided.

Sheet 16

11II. Why are these people going through the full site? Have them enter on the 35th but then have them exit 33rd but also make a right. Would seem like they would exit on 35th.

11JJ. This doesn't follow the same percentage as the trip generation. Will need to explain and show the distribution for the passerby trips.

Sheet 22

11KK. Include 50% of the EB and WB Right turn volume.

Sheet 27

11LL. Why are there 16 vehicles making a left?

**12. Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

Site Plan

Cover Sheet

12A. Please correct the code cycles referenced in note #2 to the 2021 IBC and 2017 ANSI.

12B. Please add the Fire Lane Easement note as shown.

12C. Please correct note #3 to read as shown.

12D. Please correct the code cycle referenced in note #6 to the 2021 IFC.

12E. The UBC is not a currently adopted document. Please delete note #10.

12F. Note #11 is a duplicate of note #4. Please delete note #11.

12G. Note #17 is a duplicate of note #3. Please delete note #17.

Sheet 2

12H. Please relabel the ADA Path to say Accessible Route.

12I. Encroachment into a dedicated Fire Lane Easement is not permitted.

12J. Please relabel the ADA Parking Signs to Accessible Parking Sign.

12K. Please show the location of the FDC for the Hotel Building, Restaurant and Event Center and include the



FDC Symbology in the legend.

- 12L. Please show the location of the Fire Sprinkler Riser Room for the Hotel Building, Restaurant, and Event Center and clearly label them "Fire Sprinkler Riser Room".
- 12M. Please identify the required Aerial Apparatus Access Roads for the Hotel and Event Center Buildings. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, near the building or portion thereof. D105.3 Proximity to the building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Sheet 3

- 12N. Please include the Fire Hydrants in the roadway section details.

Sheet 4

- 12O. The site plan must include a separate sheet for all required sign details. Fire Lane, No-Parking, Accessible Parking, Fire Sprinkler Riser Room, FDC (Fire Department Connection), Building Address(es), etc. Please provide a complete sign package.
- 12P. Please show the Van Accessible sign and Visual Aide Sign in your Accessible Parking Sign detail. Please show the bottom of the lowest sign at a minimum of 84" above grade or walking surface.
- 12Q. Notes for the Accessible Parking details are not clear and legible. Unable to verify compliance and minimum required widths for Accessible Parking and the associated Access Aisle.
- 12R. Access Aisle is required to be 60 inches in width Accessible Parking that serves car and van parking. Please clearly delineate this within the Accessible Parking details.
- 12S. Accessible Parking Detail needs to correlate with what is shown on the site plan for Accessible Parking.

Sheet 7

- 12T. Please relabel the ADA Path to Accessible Route.

Sheet 8

- 12U. Label the piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private)
- 12V. The restaurant is shown as being sprinklered in the data block. Please show the Fire Service Water Line on the plans for the restaurant building. Only a domestic line is shown.
- 12W. Please show the location of the FDC for the Hotel Building, Restaurant, and Event Center and include the FDC Symbology in the legend.
- 12X. Please show the location of the Fire Sprinkler Riser Room for the Hotel Building, Restaurant, and Event Center and clearly label it "Fire Sprinkler Riser Room".
- 12Y. The FDC for each building must be located within 100 feet of a fire hydrant. Additional Fire Hydrants will likely be necessary for this site to be compliant with this requirement.

Sheet 9

- 12Z. Please show the locations of all proposed and existing fire hydrants within the site.

Sheet 10

- 12AA. Please add the note shown to the landscape plans as shown.

Sheet 11

- 12BB. Pedestrian Gates that are part of an Accessible Route must have a minimum clear opening of 48".

Sheet 13

- 12CC. Please show the location of the Knox Box using the symbol shown and include it in a legend.
- 12DD. Please show Flush Mount Fire Department Connections and label "Knox Box w/Approved Hardware".
- 12EE. The restaurant building is shown as sprinklered in the data block. Please show the location of the Fire Sprinkler Riser Room and FDC on the restaurant elevations. Use the symbols shown to show the location.





Sheet 15

- 12FF. Please show the location of the Knox Box using the symbol shown and include it in a legend.  
12GG. Please show Flush Mount Fire Department Connections and label "Knox Box w/Approved Hardware."  
12HH. Please show the location of the Fire Sprinkler Riser Room and FDC on the Hotel elevations. Use the symbols shown to show the location.

Sheet 16

- 12II. Please show the location of the Fire Sprinkler Riser Room on the Hotel floor plan.

Sheet 18

- 12JJ. Please show the location of the Knox Box using the symbol shown and include it in a legend.  
12KK. Please show Flush Mount Fire Department Connections and label "Knox Box w/Approved Hardware."  
12LL. Please show the location of the Fire Sprinkler Riser Room and FDC on the Event Center elevations. Use the symbols shown to show the location.

Sheet 19

- 12MM. Please show the location of the Fire Sprinkler Riser Room on the Event Center floor plan.

Sheet 20

- 12NN. Delineate the Accessible Route with a heavy dashed line for each building and include a legend with the symbol.  
12OO. Please add the foot-candle note to the photometric plans.

**13. Aurora Water** (Ashley Duncan / 303-345-8542/ [aduncan@auroragov.org](mailto:aduncan@auroragov.org) / Comments in red)

Site Plan

Cover Sheet

- 13A. The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.

Sheet 8

- 13B. Add meters to the domestic water service lines. If the meters are not located in ROW a water utility easement will be required. The fire lines cannot be in these easements. Please review AW standards for meter size concerning easements.  
13C. Grease interceptors cannot be at a bend.  
13D. Extend the sanitary main from this manhole. Manholes are required every 400 ft.  
13E. Clearance at all water line crossings on the civil plans.  
13F. Grease interceptors shall be required as a commercial kitchen is in the hotel.  
13G. Private detention ponds are required to be located in a drainage easement. Show drainage easement limits and access to the pond.  
13H. Vehicle maintenance access is required to the top of the outlet structure and the bottom of the pond.  
13I. Fire suppression lines should be a minimum of 5' away from the domestic service lines.  
13J. How are these flows directed to the detention basin?  
13K. Advisory Note: Backflow prevention devices are required to be installed inside the building's riser room.  
13L. All on-site storm sewers are private and shall be maintained by the property owner. An I&M plan will be required for the private pond.  
13M. The storm line cannot be an acute angle, a minimum of 90 degrees is needed.  
13N. Meters must be in a landscaped area.  
13O. Please provide a sanitary sewer analysis for the flows.

Sheet 9

- 13P. Show the water meter locations. Provide 10' clearance from all trees.

Sheet 11

- 13Q. Show drainage easement limits and maintenance access to the top of the outlet and bottom of the pond.  
13R. The lowest point of entry to one foot above 100-year WSEL.



**14. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

Site Plan

Cover Sheet

14A. Modify note to read:

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora (“City”) identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to the City’s use and occupancy of said easements or rights-of-way. The undersigned, its successors, and assigns, further agree to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove, or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Sheet 2

14B. Please add reception numbers where indicated.

14C. Add Delta Angle to all curve labels. (Typical)

14D. Begin Easement Vacation Process.

14E. Any portion of landscape walls that fall within an easement may require a license agreement or appropriate plat notes for their allowance.

14F. Please submit the working plat document.

**15. RTD** (C. Scott Woodruff/ 303-299-2943 / [clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com))

15A. The RTD engineering review has no exceptions to this project at this time. This review is for Design concepts and to identify any necessary improvements to RTD stops and properties affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property. Thank you.

**16.Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) )

16A. Please see the attached letter regarding comments from Xcel Energy.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

May 15, 2024

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

Attn: Stephen GuBrud

**Re: 3550 Chambers Road Site Plan, Case # DA-2165-02**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **3550 Chambers Road** and has several potential **conflicts** in the area of the proposed pond wall. Please be aware PSCo owns and operates existing natural gas distribution facilities along the west property line, and requires a minimum 5-foot clearance from any structure, including the wall.

Note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (less or more), PSCo facilities must be raised or lowered to accommodate that change. Contact Colorado 811 before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Additionally, PSCo will not be held accountable for any damages to any vegetation in this area. It is strongly encouraged to substitute the trees / bushes with vegetation which roots will not grow into the easement as there can be potential conflict in the future with root zones.

PSCo also has existing natural gas distribution facilities along the north and east sides of the subject property, and overhead electric distribution facilities north and east of the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way Agent.

Please note that PSCo has existing high-pressure natural gas transmission facilities within Chambers



Road. If there are any activities in the area of this pipeline, an engineering review may be necessary via: [encroachment requests \(xcenergy.com\)](http://xcenergy.com/encroachment-requests).

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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