

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



April 26, 2023

Darius Kerman  
Kerman Investments, LLC  
3800 Irving St Ste 10  
Denver, CO 80211

**Re: Initial Submission Review – AFC Urgent Care – Site Plan and Plat**  
Application Number: **DA-2347-00**  
Case Numbers: **2023-6021-00; 2023-3016-00**

Dear Mr. Kerman:

Thank you for your initial submission, which we started to process on April 3, 2023. 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 May 10, 2023.

Note that all our comments are numbered. ***When you resubmit, include a comment response 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.

The estimated Planning & Zoning Commission hearing date is still set for June 28, 2023. 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) 739-7112 or [hschoenh@auroragov.org](mailto:hschoenh@auroragov.org).

Sincerely,

Henry Schoenhoff  
Planner I  
City of Aurora Planning Department

cc: Robert Walker, Agent  
Jazmine Marte, Office of Development Assistance  
Filed: "K:\Dept\Planning and Dev Serv\ZDR\SDA\2300-2399\2347-00rev1.docx"



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ***\$23,134 in fees are outstanding, which must be paid prior to the second submission.***
- From planning, all sidewalks shall be 16 ft. in width.
- From landscaping, A non-street buffer is required along the southern property line as well as screening of the parking lot. The two requirements can overlap but the most restrictive should be met. Provide a non-street buffer table. The Unified Development Ordinance requires 1 tree and 5 shrubs per 40 lf. 30% of the tree species shall be evergreen. There appears to be a utility easement along this southern side. Trees likely cannot be planted there. The plant quantities are likely being met, but just need to be documented in the table.
- From civil engineering, provide a sidewalk easement set back 0.5' behind the back of walk for the portions of sidewalk outside of the ROW (typical).
- From traffic engineering, verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements. Replace as necessary.
- From fire/life safety, your proposed structures could potentially be fire sprinklered. Please check with your architect to determine if the following code requirements are applicable to your two structures. If required to be sprinklered, you will be required to provide two sprinkler lines to each fire structure.
- From Aurora Water, for the detention pond:
  - Show/label drainage easement.
  - Provide an access easement from the drainage easement to public right of way.
  - Show/label pond maintenance access to the bottom of the pond and to the top of the outlet structure.
  - Show/label 100-yr water surface elevation, indicate direction of emergency overflow.
- From forestry, there will be trees affected by development. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- From land development services, confirm that northwest Building A entrance is not encroaching into ROW.

### PLANNING DEPARTMENT COMMENTS

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

1A. No comments.

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

- 2A. ***\$23,134 in fees are outstanding, which must be paid prior to the second submission.***
- 2B. Flatten site plan and TIS before resubmission.
- 2C. Add proposed hours of operation and number of employees to letter of introduction.
- 2D. Add site data table, per [site plan manual](#).
- 2E. Delete "and preliminary plat" in title. Title shall read "AFC Urgent Care Site Plan."
- 2F. Delete all text under amendment block. Provide 2 in by 3 in square.
- 2G. Label uses for the buildings. Which is the urgent care and which is the medical office? Also revise letter of introduction to contain this information.
- 2H. Add legend to site plan.
- 2I. Define "CO" and "W" markings in legend.

#### 3. Zoning and Subdivision Use Comments

3A. No comments.



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

- 4A. Sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff lighting fixtures no more than 16 feet tall that provide consistent illumination of at least one footcandle on the walking surface.
- 4B. Show dimensions of internal sidewalks. Minimum is 5 ft wide.
- 4C. Provide crosswalk across drive aisle near ADA spaces. Differentiate materials from parking surface.
- 4D. All exterior sidewalks should be 16 ft. in width.
- 4E. Provide crosswalk at eastern and western entrances, of a different material than the parking surface.
- 4F. Provide patio (at least five percent of the building footprints) with seating area in hardscaped area north of ADA spaces. Patio space should include pedestrian scaled lighting, distinctive pavement treatment, site furniture, landscaped borders and amenities such as raised planters, seat walls or tree wells.

#### **5. Parking Comments**

- 5A. Show parking requirement in site data table on cover sheet. 2.5 spaces per 1000 gfa. 24 spaces are required. 38 are being provided.
- 5B. Show two-way circulation.
- 5C. Connect ADA route to ADA spaces.
- 5D. Parking spaces shall be 9'x19' as required.
- 5E. Dimension all parking spaces to meet code requirements.

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

- 6A. Define entries with awning, overhang, or arcade (typical, buildings A and B).
- 6B. All utility panels and meters mounted on a building façade shall be integrated into the building design and shall be flush with the façade or inserted inconspicuously into a wall recess and painted to match the building façade. Avoid placing utility panels and meters on the primary façades to the maximum extent practicable.
- 6C. In general, all sides of the buildings shall include materials and design characteristics consistent with those used on the front façade.
- 6D. South elevation, Building B: add windows and cement board panel.
- 6E. South elevation, Building B: define door opening with a frame, sill, or lintel.
- 6F. Minimum parapet height at least 19 ft above sidewalk (typ.).
- 6G. Revise colors to comply with Colfax Ave Color Palette (below and [here](#)). Any color shown is acceptable.



6H.

**7. Signage & Lighting Comments**

7A. Show any exterior lighting on elevations.

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

- 8A. Remove legend from cover sheet.
- 8B. Provide the Site Data Table information. This includes site acreage, hard surface coverage, total required and provided parking etc. Refer to the Site Plan Manual.
- 8C. Please select one tree species along the street frontage for a consistent aesthetic. The tree should be shade tree.
- 8D. Delete contractor/construction-related notes.
- 8E. Refer to the Landscape Reference Manual available online. Only include the five required landscape notes plus a note regarding any proposed mulch treatments.
- 8F. Include all existing and proposed utility easements.
- 8G. Include the sanitary sewer line.
- 8H. While building perimeter landscaping is appreciated, it is not required when urban streets are being proposed. The sidewalk width along Macon Street should be 16' wide. Please adjust the width of the various landscape beds accordingly.
- 8I. Public Works has requested a 16' wide sidewalk along all abutting streets.
- 8J. Dimension and label the rear buffer.
- 8K. Provide a table similar to this that documents the required street trees.
- 8L. List streets individually.
- 8M. Provide a building perimeter landscape table. Only the south sides of both buildings must comply. 1 tree



- or tree equivalent per 40 lf of building face. Landscaping provided within parking lot islands may count towards the requirement if within 20' of the building face.
- 8N. The landscaping provided in the parking lot island by the western access may count towards the required building perimeter landscaping along the south side of Building A.
- 8O. Building perimeter landscaping required along southern sides of buildings.
- 8P. A non-street buffer is required along the southern property line as well as screening of the parking lot. The two requirements can overlap but the most restrictive should be met. Provide a non-street buffer table. The Unified Development Ordinance requires 1 tree and 5 shrubs per 40 lf. 30% of the tree species shall be evergreen. There appears to be a utility easement along this southern side. Trees likely cannot be planted there. The plant quantities are likely being met, but just need to be documented in the table.
- 8Q. Provide a detention pond landscape table documenting the required and provided landscaping. Landscaping is required at a ratio of 1 tree and 10 shrubs above the 100-year water surface elevation. The plant material being provided to meet the buffer and screening requirements for the parking lot may be used to satisfy the detention pond landscaping.

**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** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 10A. See redline comments.
- 10B. Comments 10C-10O from the site plan.
- 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. Street light 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 site location of lights, electrical one line and grounding details shall be submitting 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 Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted."
- 10D. Add the following note: "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above-ground utilities within a drainage easement requires prior written approval by the City Engineer."
- 10E. Verify with traffic, but an unprotected crossing for Colfax is not appropriate here. Please remove this ramp.
- 10F. Update the ramps on both sides of the crossing. Update the eastern ramp to be directional.
- 10G. As part of the civil plans, it will be required for you to verify that the slopes of the western ramp meet ADA standards.
- 10H. Ensure the eastern ramp aligns with the western ramp.
- 10I. Label the curb return radii. Minimum 15' for intersections with local streets. (typical).
- 10J. Per the pre-app notes, the sidewalks shall match the 16' urban section for Lima and Macon Sts.
- 10K. Label the curb return, minimum 25' for intersections for arterial streets. (typical).
- 10L. Label the ROW width with dimensions. (typical all streets).
- 10M. Provide a sidewalk easement set back 0.5' behind the back of walk for the portions of sidewalk outside of the ROW. (typical).



- 10N. 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."
- 10O. Identify detention pond retaining wall and railing materials and provide a typical section.
- 10P. Comments 10Q-10R from the grading plan.
- 10Q. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
- 10R. Structural calcs may be required with the first submittal of the civil plan set per Section 4.02.7.03.3.1 of the Roadway Manual.
- 10S. Remove COA details from the detail sheet.
- 10T. On the photometric plan, provide pedestrian lighting. Identify the light fixtures and poles in conformance with COA standards.
- 10U. Provide the criteria for the street in conformance with section 2.12.0.1 of the Roadway Manual on the photometric sheet.
- 10V. All easements shown on the site plan should be reflected on the plat. There is a proposed drainage easement for the detention pond that is not shown on the plat.
- 10W. A sidewalk easement is required on the plat.

**11. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 11A. See redline comments.
- 11B. Comments 11C-11P from the site plan.
- 11C. Add note: "The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development."
- 11D. Align ramps.
- 11E. Show entire intersections of E Colfax Ave and Macon and Lima Sts.
- 11F. Show stop sign at accesses.
- 11G. Label access points as full movement.
- 11H. Move ramp at E Colfax Ave and Lima St closer to intersection and align with ramp on west side. Show STOP sign.
- 11I. Eastern access: per pre-app notes, turning templates from the opposing access point need to be provided to ensure no turning movement conflicts are present (specifically left turn into each site).
- 11J. Show adjacent and opposing accesses.
- 11K. Remove ped ramps to cross E Colfax Ave.
- 11L. Revise note on sight triangles to include COA roadway specification 4.04.2.10 and to correct spelling.
- 11M. 50' min between STOP sign and tree at Lima St and E Colfax Ave.
- 11N. Mature plant height exceeds COA 4.04.2.10 requirements, remove/replace.
- 11O. Tree at eastern access will block STOP sign, remove.
- 11P. Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements. replace as necessary.
- 11Q. Comments 11R-11BB from the TIS.
- 11R. Revise narrative.
- 11S. Provide vehicle delay for all LOS tables.
- 11T. Balance volumes in the EB Colfax direction for background and total traffic. Update figures and analyses.
- 11U. Access as proposed on Macon Street will be required to include turning templates from the opposing access point to ensure no turning movement conflicts are present (specifically left turn into each site). Potential left-in to site on Macon Street may be prohibited. Update report as necessary.
- 11V. Add delay for all movements in intersection capacity analysis summary, typ.
- 11W. On Figure 4, volumes should balance in the EB direction since there is no background traffic from the site turning to from Colfax Ave.
- 11X. On Figure 6, add ADT volumes.



- 11Y. On Figure 7, balance EB volumes.
- 11Z. On Figure 8, balance EB volumes.
- 11AA. On Table 8, minimum queue length should be 25' and in increments of 25'.
- 11BB. Update LOS descriptions to descriptions for unsignalized intersections.

**12.Fire/Life Safety (Gail Pough / 303-618-4077 / [gpough@auroragov.org](mailto:gpough@auroragov.org) / Comments in blue)**

- 12A. See redline comments.
- 12B. Comments 12C-12M from the site plan.
- 12C. Revise site plan notes.
- 12D. Your proposed structures could potentially be fire sprinklered. Please check with your architect to determine if the following code requirements are applicable to your two structures. If required to be sprinklered, you will be required to provide two sprinkler lines to each fire structure.
- 12E. 2021 IFC, 903.2.2 Ambulatory care facilities: An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:
  - Four or more care recipients are incapable of self-preservation.
  - One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.
- 12F. In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge. Exception: Floors classified as an open parking garage are not required to be sprinklered.
- 12G. The legend should show and label Knox boxes, fire department connections, the accessible route, and fire service lines.
- 12H. Provide a 19" long parking space to be in compliance with the UDO. The reasoning for this request is to ensure longer vehicles do not extend out into the drive aisle (typ.).
- 12I. Show accessible route on site plan, grading plan, and the photometric plan.
- 12J. Reconfigure accessible parking spaces using the example provided. Provide a detail of the final parking space layout utilized within this site. What's missing is: accessible sign locations and wheel stops.
- 12K. Provide a Knox Box at the locations shown. Please show Knox Box locations on the utility sheet as well.
- 12L. If building(s) are fire sprinklered, you must show the fire service lines supporting the sprinklered structures and the fire department connections on the front main entry side of the structure. Show these elements on the utility page too.
- 12M. Label existing fire hydrant. Please provide a larger fire hydrant symbol.
- 12N. Comments 12O to 12P from the grading plan.
- 12O. Provide spot elevations within the accessible route to validate that the grades are in compliance with ICC A 117.1 (2017 Edition).
- 12P. If the buildings are required to be sprinklered, place the FDCs in these locations.
- 12Q. On the site plan detail sheet, it appears that you may be providing your parking space signs on the exterior wall on Building A. If so, use the height criteria provided on the Handicap Parking Sign Detail.
- 12R. On the photometric plan, show and label all exterior doors for both buildings.
- 12S. On the site plan detail sheet, show and label a self-closing hinge on the trash enclosure to ensure doors are always in the closed position and not encroaching into the drive aisle.

**13.Aurora Water (Iman Ghazali / 303-807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)**

- 13A. See redline comments.
- 13B. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 13C. Comments 13D-13N are from the grading plan.
- 13D. Fix drawing (utilities, curb are concealed).
- 13E. Verify that this main is VCP instead of PVC and is 8" instead of 12".



- 13F. Dedicate a pocket utility easement for the meter or locate within ROW.
- 13G. A domestic service allocation agreement shall be submitted as part of the civil plan submittal package.
- 13H. Call out connections to existing mains (TYP).
- 13I. For the detention pond:
  - Show/label drainage easement.
  - Provide an access easement from the drainage easement to public right of way.
  - Show/label pond maintenance access to the bottom of the pond and to the top of the outlet structure.
  - Show/label 100-yr water surface elevation, indicate direction of emergency overflow.
- 13J. Drainage easement shall only encompass pond limits.
- 13K. Show paver underdrain to detention pond (TYP).
- 13L. Provide these notes:
  - 1) Water service lines are public up through the meter and are private downstream of the meter.
  - 2) All sanitary service connections are private.
  - 3) All storm is private unless otherwise noted and shall be maintained by the property owner.
- 13M. Preliminary design potholing or field confirmation of invert elevations is required for all locations where proposed utility infrastructure crosses existing infrastructure. Furthermore, field confirmation of existing invert elevations is required for proposed connections. This information must be provided on all civil drawing submittals as necessary. Show a pothole log on the civil plans.
- 13N. Existing grease trap shall be removed and its service line capped at the main.
- 13O. Comments 13P-13Q are from the landscape plan.
- 13P. Show pond 100-yr WSEL and ensure plantings only begin above that elevation.
- 13Q. Ensure that there are no plantings within 5 ft of the meter at all sides.

**14.Forestry** ([Jacque Chomiak / 303-739-7178](#) / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)

- 14A. See redline comments.
- 14B. There will be trees affected by development. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 14C. Show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.
- 14D. The caliper inches that will be lost are 21”, but only 7” would be required for planting back onto the site. The mitigation value is \$750.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Juniper	8	\$205.93		2
2	Juniper	6	\$231.75		2
3	Juniper	7	\$315.37	multi stem	3
<b>Total</b>		<b>21</b>	<b>\$753.05</b>		<b>7</b>

- 14E. NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

**15.Land Development Services** ([Roger Nelson / 720-587-2657](#) / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)



- 15A. See redline comments.
- 15B. Comments 15C-15K from the site plan.
- 15C. Revise site plan notes.
- 15D. Label ROW width & recording information on streets.
- 15E. Label exterior subdivision boundary with B&Ds/curve data.
- 15F. If any portion of this retaining wall falls within the easement a license agreement may be required.
- 15G. Label lot, block, and area.
- 15H. Add reception numbers.
- 15I. Confirm that northwest Building A entrance is not encroaching into ROW.
- 15J. Label ROW dedication recording information.
- 15K. Label existing easements and recording information.
- 15L. Comments 15M-15AA from the plat.
- 15M. Update vicinity map.
- 15N. Expand Vicinity Map to cover 1/2 mile northerly (See COA 2023 Subdivision Plat Checklist Item #3).
- 15O. Label all publicly dedicated roads within 1/2 mile of the site (Typical) [See COA 2023 Subdivision Plat Checklist Item #3].
- 15P. Revise dedication language.
- 15Q. Revise covenants language.
- 15R. Revise general notes language.
- 15S. Title Commitment must be dated within 30 days of plat acceptance date.
- 15T. Provide certificate of taxes due showing all taxes have been paid in full within 30 days of plat acceptance date.
- 15U. Provide monument record for properly restored NE Corner of Section 2.
- 15V. Add recording information for ROW (See COA 2023 Subdivision Plat Checklist Item #16.a.).
- 15W. Update the basis of bearing statement.
- 15X. Restore Aliquot Section Monument per AES Board Rule 1.6.E.b.
- 15Y. Show record distances per COA 2023 Subdivision Plat Checklist Item #13.d.(5).
- 15Z. Show second tie out per COA 2023 Subdivision Plat Checklist Item #13.d.(6).
- 15AA. Show ROW widths.

**16.Land Development Services Easements (Andy Niquette / 303-739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / Comments in magenta)**

- 16A. See redline comments.
- 16B. Provide title commitment dated within 30 days of plat acceptance date.
- 16C. Provide certificate of taxes due showing all taxes have been paid in full within 30 days of plat acceptance date.
- 16D. Provide monument record for properly restored NE Corner of Section 2.

**17.Revenue (Melody Oestmann / [moestman@auroragov.org](mailto:moestman@auroragov.org) / 303-739-7244)**

- 17A. Storm Drain Development Fee Due .88 acre x \$1,242.00 = \$1,092.96.

**18.Regional Transportation District (C. Scott Woodruff / 303-299-2943 / [clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com))**

- 18A. No comment.
- 18B. Note: This review is for design concepts and to identify any necessary improvements to RTD stops and property 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.

**19.Colorado Department of Transportation (Steve Loeffler / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us))**

- 19A. See attached letter.



**20. Arapahoe County (720-874-5000 / [referrals@arapahogov.com](mailto:referrals@arapahogov.com))**

20A. No comments.

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

21A. See attached letter.

# STATE OF COLORADO

## Traffic & Safety

Region 1

2829 W. Howard Place  
Denver, Colorado 80204



**COLORADO**  
Department of Transportation

Project Name: **AFC East Urgent Care**

Print Date: 4/24/2023

Highway:

040

Mile Marker:

305.134

### Drainage Comments:

I have reviewed both the drainage report/plan

concluded that there will be no negative drainage impact to adjacent Colfax same 4-17-2023

### Traffic Comments:

If the planters are raised, they need to have an offset of 2ft from face of curb. If the the planters are not raised, the trees/shrubs need to be planted at an offset of 2ft from face of curb.

EL 4/18/2023

There is a potential for vehicles backing onto Colfax ave due to the proximity of the parking spaces and the limited turning space at Access A. An offset of 50-100ft from Colfax Ave to the first parking space is needed to avoid this issue.

EL 7/11/2022

### Right of Way Comments:

SDH - 04-07-2023 - No ROW issues with this request. There is no A-line on this section of Colfax Ave. and no proposed ROW dedications associated with the request.

MJO - 4/10/2023 - the dedication on the southwest corner of Macon Street and Colfax includes the Sidewalk strip and the visibility triangle area on the NEC of the Lot - I assume this is being dedicated to City of Aurora and will remain in COA inventory. This is consistent with triangle on SWC of Lima. CDOT is not in the Dedication Statement on Plat.

### Resident Engineer Comments:

4/18/2023 - DJH

1. Need to detail CDOT compliant ADA Ramps.
2. Not much detail shown on the planters. Is there anything regarding the planters that would be considered a clearzone issue?
3. I see two storm drains being proposed. You need to show if there is any pipe work to along with these drains. Also, need to show how much pavement, etc is disturbed by this work. Is a lane closure necessary to complete this work? Will you use temp barrier to protect?

6/27/2022 - DJH

No comments at this time. Please submit Civil Plans when they are prepared.

**Permits Comments:**

4/7/23 - TM

Time restrictions for single lane closure are 9am to 3pm, or 6pm to 6am. Please include 3rd party inspections.

**Other Comments:**

7-11-2022 Review of the submitted TIS shows that a RIRO access to Colfax can work with the site. A State Highway Access Permit will be required for this RIRO access. Application should be sent to Steve Loeffler at [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us). Also, the existing accesses that will be closed with this development will require Separate State Highway Access Permits for closure.

--Steve Loeffler, 7-11-2022



**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

April 18, 2023

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

Attn: Henry Schoenhoff

**Re: AFC Urgent Care, Case # DA-2347-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat and site plan for **AFC Urgent Care**. Please be aware PSCo owns and operates existing natural gas as well as overhead and underground electric distribution facilities within the subject property including transformers. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

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

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
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