

Planning Division
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Aurora, Colorado 80012
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June 16, 2023

Darcie Friess
West Centertech, LLC
16275 E 2nd Avenue
Aurora, CO 80011

Re: Initial Submission Review – West Centertech – Site Plan
Application Number: **DA-2356-00**
Case Numbers: **1990-6023-04**

Dear Ms. Friess:

Thank you for your initial submission, which we started to process on May 22, 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 July 11, 2023.

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.

The estimated Planning & Zoning Commission hearing date is still set for August 23, 2023 and is based on the resubmission of the application on or before July 11, 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 303-739-7121 or dosoba@auroragov.org.

Sincerely,

Daniel Osoba, Planner II
City of Aurora Planning Department

cc: Rob Devenney, R&R Engineers-Surveyors, Inc.
Justin Andrews, ODA
Filed: K:\\$DA\2356-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- If any adjustments (UDO term for waivers) are requested, please list them here. Specific code sections, justification for the request, and mitigation measures proposed need to be listed as well. Items requested as adjustments need to be shown on the cover sheet of the site plan as well.
- Exclude the loading dock area from the patio area. The patio area should be usable and provide some level of outdoor seating/eating amenities for customers (as applicable) and/or employees. This patio area seems like an afterthought and doesn't meet the intent of orienting a building towards a plaza or courtyard.
- This sidewalk connection shall continue to the walk on E. Centretch Pkwy. Provide a man gate in the fence as necessary.
- Sidewalk connection from the walk on Laredo St to the walk required in front of the building is needed. Show the crosswalk striping over the drive aisle.
- Staff has concerns with the frontage appearance from E. Centretch Pkwy. Due to the easement, there will be no landscape buffer trees, there are no street trees along E. Centretch Pkwy, and the frontage will be a 4' or 5' retaining wall with a 6' wooden fence placed on top. The visual appearance from the ROW seems incompatible with the surrounding development and does not equal the development quality of the Centretch development.
- Staff is concerned with parking calculations made for a 4-unit scheme when the letter of introduction indicates there could be 8 units within the building. There could be more office space provided with a different scheme, which would require more parking than this warehouse heavy scheme.
- Fencing along collector streets requires 18" x 18" masonry columns to be placed on corners and termination points and separated by a distance of no more than 60' on center. Provide a detail of the columns with the fencing detail.
- Loading doors and operations shall occur within the interior of the site and not be visible from the public ROW.
- There are several comments regarding architectural requirements not being met with this submittal. Please see the redline comments on the elevation sheet and building materials and color board.
- If landscape requirements cannot be met, then adjustments should be requested. Keep in mind this is a greenfield site and self-imposed hardships are not justification for requesting adjustments. Every attempt should be made to meet UDO requirements. Building perimeter, dumpster screening, buffers, etc. are not being met. Locating landscaping to other areas of the site does not satisfy the requirements that are not technically being met.
- Need to maintain existing cul-du-sac until the roadway is extended to the east (could be shown as a future phase), which is beyond this project's control. The proposal is not acceptable as proposed.
- The Cul-De-Sac appears to be a dead End. Dead End fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups notified of this application. The requirement for the First Review Neighborhood Meeting has been therefore waived.
- 1B. One comment was received from Xcel Energy during this review. Please see the attached comments at the end of this letter.

2. Completeness and Clarity of the Application

Generally

- 2A. Development Review fees in the amount of \$16,881.00 are due prior to the subsequent submission. Please refer to the original invoice sent when the application was accepted during the week of May 22, 2023. You may pay the fee online on the development review website page for this application at www.aurora4biz.org.



- 2B. Advisory note: the original Lockheed Facility Site Plan needs to be amended to void the phase 2 portion of the site being developed with this application. Please utilize the attached mylar change application form on our [website](#). This mylar change application must be submitted and approved prior to the final approval and recordation of this site plan.
- 2C. In the response to Pre-App Notes submitted with this application, many of the response items indicated “Acknowledged”, but did not seem to be addressed fully. In your response to 1st review comments letter please elaborate on how the item has been addressed in greater detail.

Letter of Introduction Comments

- 2D. Please correct the item in the redlines to Dan Osoba. You may also address these letters to your Office of Development Assistance Project Manager: Justin Andrews.
- 2E. If any adjustments (UDO term for waivers) are requested, please list them here. Specific code sections, justification for the request, and mitigation measures proposed need to be listed as well. Items requested as adjustments need to be shown on the cover sheet of the site plan as well.
- 2F. Update per comments on the landscape plan.
- 2G. If items within this section end up being adjustment requests, please add a statement to that effect.

Site Plan Comments

Sheet 1

- 2H. Change the number of floors line item to: "2 above grade, 1 basement" for clarity.
- 2I. In the site data table, if items are not utilized or not applicable, please remove.
- 2J. Advisory note: file save locations are okay for review but should be removed for final mylar printing.
- 2K. If this parcel is consolidated during this review process, please the make necessary changes on this vicinity map and all site plan sheets.
- 2L. Remove City Council from the City of Aurora approvals.
- 2M. Label N. Chambers Rd.
- 2N. Extend the vicinity map north to capture E. 6th Ave and label the right-of-way on the map.
- 2O. This portion of the ROW is E. Lockheed Dr. The portion of ROW southwest of E. Centretech Pkwy is E. 1st Ave.
- 2P. Remove this date from the parking calculation table.
- 2Q. Add an ampersand. This should read Office, Flex & Warehouse.
- 2R. Include a Site Plan Details sheet to include the following:
 - Fencing
 - Retaining Walls
 - Trash Enclosure
 - Bike Racks
 - Signs requested by Fire/Life SafetyDetail drawings should include dimensions, building materials, color, and height.

Sheet 2

- 2S. Does the fence terminate here?
- 2T. Do not label interior structures on the site plan, typical on all sheets unless requested otherwise.
- 2U. Call out bay doors, typical.
- 2V. How will this trash enclosure function if the southeastern most parking stall is occupied?
- 2W. Label the striping.
- 2X. Provide a site plan details sheet to include this trash enclosure.
- 2Y. Typical for all sheets: label all surface materials proposed or call them out in the legend.
- 2Z. Show the mezzanine on all sheets.

Sheet 5

- 2AA. Show the termination of the fence, typical on all sheets.



3. Zoning and Subdivision Comments

Site Plan Comments

Sheet 1

- 3A. Add a line item for Maximum Building Height: 100'.
- 3B. If adjustments are requested, please list the code sections, justification, and mitigation (matching the letter of introduction) on the cover sheet.

Sheet 2

- 3C. Exclude the loading dock area from the patio area. The patio area should be usable and provide some level of outdoor seating/eating amenities for customers (as applicable) and/or employees. This patio area seems like an afterthought and doesn't meet the intent of orienting a building towards a plaza or courtyard.

4. Streets and Pedestrian Connection Comments

Site Plan Comments

Sheet 2

- 4A. Label the existing sidewalk width.
- 4B. This sidewalk connection shall continue to the walk on E. Centretech Pkwy. Provide a man gate in the fence as necessary.
- 4C. Sidewalk connection from the walk on Laredo St to the walk required in front of the building is need. Show the crosswalk striping over the drive aisle.

Sheet 3

- 4D. Staff has concerns with the frontage appearance from E. Centretech Pkwy. Due to the easement, there will be no landscape buffer trees, there are no street trees along E. Centretech Pkwy, and the frontage will be a 4' or 5' retaining wall with a 6' wooden fence placed on top. The visual appearance from the ROW seems incompatible with the surrounding development and does not equal the development quality of the Centretech development.

Sheet 5

- 4E. Show the sidewalk and extension referenced on sheet 2.
- 4F. Sidewalk is required along eastern frontage between the building and parking area. Include crosswalk striping for the bay door entrances.
- 4G. Call out existing street trees.
- 4H. A dock door should not be utilized in the patio space area.

5. Parking Comments

Site Plan Comments

Sheet 1

- 5A. For all parking counts, round up if greater or equal to 0.5.
- 5B. Add line items for parking ratios (1 space per 1,000 gfa for warehouse; 2.5 spaces per 1,000 gfa for office, flex).
- 5C. Staff is concerned with parking calculations made for a 4 unit scheme, when the letter of introduction indicates there could be 8 units within the building. There could be more office space provided with a different scheme, which would require more parking than this warehouse heavy scheme.
- 5D. Indicate the office line items as "Office, Flex" to match the UDO.
- 5E. Indicate the use of the basement as warehouse area for purposes of parking calculations.
- 5F. Along with this parking calculation table, please provide further information in your letter of introduction on any estimated employee numbers, similar development parking, etc. to provide background for staff to review the parking analysis. If these were utilized in the traffic study, please also include them in a separate "Parking" section in the letter of intro.
- 5G. Parking reductions may be applicable. Please review Section 146-4.6.4: <https://aurora.municipal.codes/UDO/146-4.6.4>. This reduction for proximity to RTD transit stops may reduce the parking requirement.

Sheet 3

- 5H. The location of these bicycle parking racks is not acceptable. Bikes will overhand into the accessible parking space. Locate the bicycle parking along the walk adjacent to a building entrance.



6. Architectural and Urban Design Comments

Site Plan Comments

Sheet 2

- 6A. Indicate the material used for the retaining wall. Retaining walls facing public rights-of-way shall not be constructed from wood, plain concrete, or painted masonry units.
- 6B. Fencing along collector streets requires 18" x 18" masonry columns to be placed on corners and termination points and separated by a distance of no more than 60' on center. Provide a detail of the columns with the fencing detail. This comment applies to the fence along E. Centretech Pkwy.
- 6C. Fencing along collector streets requires 18" x 18" masonry columns to be placed on corners and termination points, and separated by a distance of no more than 60' on center. Provide a detail of the columns with the fencing detail. This comment applies to the fence along Laredo St.
- 6D. Loading doors and operations shall occur within the interior of the site and not be visible from the public ROW.

Sheet 9

- 6E. Include these enclosure details on the separate site plan detail sheet.
- 6F. Reconcile the dimensions of the enclosure.
- 6G. Rooftop mechanical units shall be screened. Provide enclosures or parapets to screen all units along this facade as they will be visible from E. Centretech Pkwy.
- 6H. Horizontal articulation methods are required on all elevations. Items labeled "Horizontal Articulation" on these redlines include standards and requirements for this section.
- 6I. Horizontal Articulation: In order to be counted as a change in roof height or form for the purposes of horizontal articulation (146-4.8.5.B), this parapet must be at least 3'. Provide the dimensions.
- 6J. Horizontal Articulation: If "change in roof height or form" is utilized for horizontal articulation, please disregard this comment: In order to count as a change in material texture, patterning, or color, typically staff is looking for a variation in color instead of just a change of shade.
- 6K. Horizontal Articulation: this west elevation is not compliant with horizontal articulation standards. Consider continuing the parapet wall around this elevation and including parapet height changes to break up long expanses of flat walls.
- 6L. Elevations that face a street and are taller than 30' and more than two stories shall comply with vertical articulation standards (146-4.8.5.C). The south and east elevations will be required to provide vertical articulation methods described in code Table 4.8-4. Included on the redline items labeled "Vertical Articulation" are suggestions for compliance with this section.
- 6M. For the purposes of vertical articulation requirements, the base is identified in red; middle in green; cap in blue.
- 6N. Vertical Articulation: Consider providing a "heavy" material on the ground floor such as masonry, brick, stone, or similar to delineate the ground floor. This comment applies to this south elevation and the east elevation.
- 6O. Vertical Articulation: consider providing a horizontal reveal line (min. 24" from the ground) or other architectural detailing on the ground floor. This comment applies to this south elevation and east elevation.
- 6P. Vertical Articulation: consider utilizing a change in material for the "middle" of the building. Alternatively, if the base is a different material (see redlines on the "heavy" material for ground floors), then the middle would have a different material than the base and comply. This comment applies to this south elevation and the east elevation.
- 6Q. Vertical Articulation: either a cornice or reveal line (24" from the top) shall be used to delineate the cap of the building. This comment applies to this east elevation and the south elevation.
- 6R. See comments regarding building materials on the material and color board.
- 6S. Metal is not permitted as a primary building material on elevations visible from the street. A significant portion of this elevation will be visible from E. Centretech Pkwy south of the Polaris building. Please provide alternative building materials for this elevation to comply with this section. Metal may be used as an accent up to 10% of any building elevation.



- 6T. Provide a table showing compliance with Table 4.8-8 Facade Character Elements for Four-Sided Building Design. If an item or architectural feature is utilized on the elevations for compliance with this table, please ensure to call out the item on the elevation drawings. For the purposes of this section, the following are the primary, secondary and minor facades on this building: Primary - East; Secondary - South; Minor - North and West. Use the special purpose districts column to complete the table.

Materials & Color Board Comments

- 6U. Large cementitious tilt-up panels shall be embossed with reveals that repeat a common pattern that is human scaled. Recommendations for compliance with this section include, but are not limited to, detail reveal lines, stamped patterns in the concrete, vertical and horizontal detailing along panel connection points, etc.
- 6V. Add details on the finish. Is this to be painted, powder coat, or manufactured in this color?
- 6W. Please provide a higher resolution image for this material.

7. Signage & Lighting Comments

Site Plan Comments

Sheet 1

- 7A. Add signage line items. The items should include:
Proposed Number of Signs; Sign Type; Total Sign Area; & Proposed Sign Area.

Sheet 7

- 7B. Light spillover onto adjacent properties shall not exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line. Exceptions are made for areas adjacent to walkways, driveways, or public/private streets.
- 7C. Ensure these are directed downward.

8. Landscaping Issues (Bill Tesauro / 954-921-7781 / btesauro@cgasolutions.com / Comments in bright teal)

Site Plan Comments

Sheet 5

- 8A. Please provide the required landscape island, (9 X 18) one tree and six 5 gal. shrubs.
- 8B. Please provide the required landscaping per the UDO for the trash enclosure.
- 8C. Please label, dimension and provide the required trees and shrubs along the landscape buffer for Centretech Parkway.
- 8D. Please include any proposed stop signs and add them to the legend.
- 8E. Please provide the required building perimeter landscaping.
- 8F. Please provide the required landscape island, tree and shrubs.
- 8G. Please provide the required water table.
- 8H. Please darken the lights and add them to the legend.
- 8I. Please label and dimension the landscape buffer and curbside landscaping.
- 8J. Please screen the loading dock area with landscaping.
- 8K. Please include details for the proposed wall and fencing. Include material, height and color. Planning does not have access to the civil drawing files and therefore details need to be included in the site plan submittal set.
- 8L. Is there a wall and fence or just a wall? The fence symbol is also being shown.
- 8M. As this is a non-street buffer. An 18' is required and may be reduced to 12' with a fence plus the required landscaping along the exterior. Provide the required landscaping and dimension and label. In addition, parking lots require screening. A low wall can be a screening mechanism, however landscaping is required per the UDO along the exterior side of the wall. These two requirements may overlap as long as the most restrictive requirement is being met.
- 8N. Maintenance access or any improvements related to detention ponds and/or water quality are not permitted within buffers. An adjustment should be requested.
- 8O. Please space these trees apart. Is there a reason they are so close together?
- 8P. Darken these labels, typ.



- 8Q. Add the label and dimension the "Non-Street Landscape buffer".
- 8R. All plant material according to the code is to be located along the exterior side of any proposed fence or walls. If the intent is to have the plant material interior to the site, an adjustment should be requested.
- 8S. Please add the required plantings to meet code requirements or ask for an adjustment and express a hardship.
- 8T. The western buffer is proposing a concrete pan and a catwalk within the buffer which precludes the installation of the required trees. As such, a request for an adjustment will be needed. NOTE: Infrastructure related to detention and/or water quality is not permitted by code to be located within any buffers. Also, the catwalk prohibits the landscape from being installed. As such, please install the required landscaping or look into an adjustment.
- 8U. These two street trees are required to be 2.5" caliper. Please update in the Plant Schedule accordingly.
- 8V. Please provide a cross section through here.
- 8W. If landscape requirements cannot be met, then adjustments should be requested. Keep in mind this is a greenfield site and self-imposed hardships are not justification for requesting adjustments. Every attempt should be made to meet UDO requirements. Building perimeter, dumpster screening, buffers etc. are not being met. Locating landscaping to other areas of the site does not satisfy the requirements that are not technically being met.
- 8X. Add a legend documenting the miscellaneous items such as fencing, walls, catwalk etc.

Sheet 6

- 8Y. Please provide the landscape area and trees and shrubs, as the buffer trees are more than 20' from the building.
- 8Z. Please spread the trees along the building and just into one area.
- 8AA. Centretech is a collector street and collector and arterial streets are required to have 2.5" caliper trees which is 12 shrubs to one tree and not 10.
- 8BB. Detention pond maintenance access is not permitted within the required buffer. An adjustment should be requested.
- 8CC. Not permitted. Provide the landscaping within the buffer.
- 8DD. The proposed loading dock is self-imposed and there does not appear to be an easement along the south side of the building.
- 8EE. Provide separate line items for Centretech Parkway and Laredo Street. This requirement is applicable to both streets.
- 8FF. This should reflect the buffer shrubs plus the additional shrubs being provided as street tree substitutes.
- 8GG. Please see additional commentary at the bottom of the table.
- 8HH. Please ask for an adjustment.
- 8II. Please provide the landscaping within the required buffer.
- 8JJ. Please see additional commentary on the plan. All parking rows are to terminate with a landscaped parking lot island. If this is not being met, an adjustment should be requested.
- 8KK. The buffer widths are listed as what is permitted, please provide the actual width or width ranges being provided.

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

- 9A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
 - Parcels
 - Street lines
 - Building footprints (If available)
- 9B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:
<http://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

**10. Energy and Environment Division** (Maria Alvarez / 303-739-6824 / malvarez@auroragov.org)

- 10A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time.
- 10B. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information.
- 10C. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Oil & Gas Conservation Commission (COGCC) for more information.
- 10D. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Oil & Gas Division.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**11. Civil Engineering** (Sara Siggue / 303-960-1349 / ssiggue@auroragov.org / Comments in green)*Site Plan Comments**Sheet 1*

- 11A. Add the following notes: "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."

Sheet 2

- 11B. Per the pre-app notes, the proposed attached sidewalk dimension around the cul-de-sac is required to be 5.5'.
- 11C. Please add the following notes:
"Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- 11D. Label the roadway classifications.
- 11E. Do not show the cross pans on the site plan (this is a new standard comment - the cross pans will be shown and reviewed on the civil plans).
- 11F. Need to maintain existing cul-du-sac until roadway is extended to east (could be shown as a future phase), which is beyond this project's control. Proposal is not acceptable as proposed.
- 11G. Provide accessible route to building to Laredo St.

Sheet 4

- 11H. Retaining wall around detention pond exceeds the max height of 42".
- 11I. 5% min. for first 10 feet or to property line for landscaped areas per section 2.08.1.06.2 of the COA Roadway Design and Construction Specifications. Impervious surfaces within ten feet of the buildings foundation shall be sloped a minimum of 2% away from the building. (TYP)
- 11J. Per 2.03.6.09 of the Roadway Manual, "The owner/developer must obtain the written permission of the adjacent property owner(s) prior to any off-site grading or construction."
- 11K. Minimum grades shall be:
 - 0.50% for concrete surfaces
 - 1.0% for asphalt surfaces
 - 2.0 for all grass-lined swales, landscape areas, and all non-paved areas.(2.08.1.06 of the 2023 COA Roadway Manual)
- 11L. Per 4.02.7.04.3 of the Roadway Manual, retaining wall heights shall not exceed eight feet except when approved by variance by the Public Works Engineering Division.



- 11M. Label the access drive slope 4% max when sloping down and 6% max when sloping up to public street, per 4.05.4 of the Roadway Manual.
- 11N. What is the proposed surface material?
- 11O. Railings are required on any walls in excess of 30 inches. In areas directly adjacent to sidewalks, trails, bike paths, etc. are required to meet the current Building Code. Terraced walls with heights of individual walls over 30" shall restrict access between the walls either with a railing or fence. All railings including guardrail, bicycle railing, or pedestrian railing shall conform to the geometry and design loading requirements of the latest edition of the applicable code. Wall typical sections shall show the railing and shall show how the railing is supported. Railing may be integral with the wall or may have a separate foundation just for the railing. The designer is responsible for determining the appropriate railing details. In areas of bicyclists the height of the railing shall be increased to 54". The civil plans shall include a detail of the railing. For low water crossings a 54" pedestrian and bicyclist railing is required, if this differs from Parks Recreation and Opens space or UDFCD the more conservative requirements shall apply.
(4.02.7.06.1 of the 2023 COA Roadway Manual)

Sheet 7

- 11P. Change "1008" to "1006".
- 11Q. Show the existing streetlight on Centretech Pkwy.
- 11R. Add a note that street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal. (Include on all site plan sheets).
- 11S. This submittal does not include additional streetlight on Laredo St. Show additional streetlight and detail design will occur in civil plans.
- 11T. Indicate this on-site lighting only. COA Standard for public street lighting.

12. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 12A. Traffic Engineering comments have not been received. Please contact your above reviewer directly for comments and redlines.

13. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)*Site Plan Comments**Sheet 1*

- 13A. Please correct the code cycle to the 2021 for the I-Codes and the 2017 for the ANSI A117.1.
- 13B. Please correct the ERRC note #5 code reference to the 2021 IFC.
- 13C. Emergency Ingress and Egress:
RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- 13D. Please delineate the van accessible spaces required and the van Accessible Spaces provided per table 1106.1.
- 13E. The number of Accessible Parking Spaces provided is not sufficient and does not meet the minimum requirements of The IBC and table 1106.1. With 56 Parking Spaces provided the Minimum number of Accessible Spaces required is 3. This would have to include no fewer than one Van-Accessible Parking Space. Please correct the data Block on sheet 1 to reflect the correct information.
- 13F. Add Emergency Ingress and Egress note.

Sheet 2

- 13G. Please relabel "Accessible Route".
- 13H. Please relabel "Accessible Parking".
- 13I. Existing Fire Lane easement will need to be vacated prior to any construction on site.
- 13J. Add Knox Box Symbol to Legend.
- 13K. Provide Knox Box locations on site plan as required.
- 13L. Add FDC Symbol to Legend.
- 13M. Please show and label the location of the exterior fire riser room door for each sprinklered structure within a



site. Show the fire service line extending to the fire riser and label this waterline using the following example: 4" Fire Service Line DIP (Private).

- 13N. Please provide a complete Accessible Route that is indicated by the heavy dashed line and make sure it extends to a Public Way.
- 13O. Please utilize one symbol to represent the existing fire hydrants on the site.
- 13P. Is the existing Emergency Access and utility Easement a required second point of access?
- 13Q. Please clearly distinguish the proposed fence location from the property line and provide a symbol for the fence in the legend.
- 13R. What are the plans for the development of Laredo St?
- 13S. What are the development plans for east 2nd Ave? Will it remain a Dead End? Please show an accurate representation on the plans of what is planned for east 2nd Ave where it meets Laredo St.
- 13T. Fire Lane easement must meet the minimum 29' inside and 52' outside turning radius-Please show on plans.
- 13U. The Cul-De-Sac appears to be a dead End. Dead End fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- 13V. Show and label the location of the exterior fire riser room door for each fire sprinkled structure within the site. Show the fire service line extending to the fire riser and label this waterline using the following example: 4" Fire Service Line (Private).
- 13W. NOTE: Fire Department connections shall be located not less than 18" and not more than 48" above the level of the adjoining ground, sidewalk, or grade surface.
- 13X. A fire hydrant must be located within 100' of a fire department connection. The measurement is taken within the drive lanes the fire apparatus will utilize to get from the fire hydrant to the fire department connection.
- 13Y. Where fire lane signs are shown provide a 30- to 45-degree angle to oncoming traffic.
- 13Z. Include the pre-approved fire apparatus auto-turn sheets with site plan submittal.
- 13AA. The site plan must include a separate sheet for all required sign details:
- Fire lane
 - No-parking
 - Accessible parking
 - Fire riser room
 - Fire department connection
 - Building Address(es)
- 13BB. Striping details are required for:
- Accessible parking spaces
 - Electric vehicle parking charging stations
- 13CC. Detail of:
- Ramps required for accessible routes within the site
 - Accessible walking transitions between accessible parking access aisles and adjacent sidewalks
 - Accessible crosswalks

Sheet 3

- 13DD. Show Knox box location on the utility Plan.
- 13EE. Please utilize one symbol to represent the existing fire hydrants on the site.
- 13FF. 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).
- 13GG. Show and label the location of the exterior fire riser room door for each fire sprinkled structure within the site. Show the fire service line extending to the fire riser and label this waterline using the following example: 4" Fire Service Line (Private).

Sheet 4

- 13HH. Provide longitudinal and transverse grade spot elevations within fire lane easements.
- 13II. Per the Roadway Design and Technical Criteria, Section 4.07.9 Permissible Grades: the maximum permissible longitudinal grade for the fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of 10%.
- 13JJ. Please utilize one symbol for the existing fire hydrants on site.
- 13KK. Add Heavy Dashed Line to Legend to represent the Accessible Route.



13LL. Please provide a complete Accessible Route that is indicated by the heavy dashed line and make sure it extends to a Public Way.

Sheet 5

13MM. Please add the following landscape notes:

- The landscape plan must reflect the location of all fire hydrants, knox hardware, and fire department connections to ensure that these devices are not physically or visually obstructed from responding fire crews. The separation requirements from fire department connections and fire hydrants must meet both fire life safety (typically 5-feet and no material greater than 2-feet in height) and landscaping requirements. Landscaping material cannot be omitted or reduced based on the installation of a fire hydrant(s) within a parking lot island or plant bed. It is recommending that the island or plant bed be constructed large enough to adequately accommodate both landscaping material and fire hydrants in order to comply with all city standards.
- A 5-foot clear space shall be maintained around the circumference of fire hydrants.
- Landscaping material shown within the site plan cannot encroach into roadways that are dedicated (or designated) as fire lane easements (or corridors).

Sheet 6

13NN. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

Sheet 7

13OO. Please indicate the complete accessible route with a heavy dashed line and include a legend with the symbol.

13PP. Correct the code cycle to 2021.

13QQ. 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 9

13RR. Show the locations of the Knox Box, FDC, and Fire Sprinkler Riser Room Door on the Elevations. Please see the notes on the redlines for details on placement and spacing requirements.

14. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

Site Plan Comments

Sheet 1

14A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Sheet 2

14B. Access easement required from ROW to top of outlet structure.

Sheet 3

14C. Show service line diameter.

14D. Label as "connection to existing water main".

14E. Label diameters of existing water, sanitary and storm mains, valves, manholes and inlets (TYP).

14F. Show meter size. Ensure 2 ft of horizontal clearance between meter pit rim and all hardscape.

14G. Install 6" Check Valve.

14H. Install PRV behind curb.

14I. Cap/plug tee, remove existing stub-out due to connection relocation.

Sheet 4

14J. Retaining wall around detention pond exceeds the 42" max height.

14K. Access drive shall have be at least 8' wide with 2' recovery zones on either side.

14L. Update drainage items per comments from drainage reviewer on the drainage plan.

15. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org)

Site Plan Comments (No Redlines)



- 15A. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://www.auroragov.org/cms/one.aspx?pageId=16394080> .

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

Site Plan Comments

Sheet 1

- 16A. Add "Subdivision" to the description in the title, typical on all sheets.

Sheet 2

- 16B. This easement will need to be released prior to any building permits. Submit your documents to releaseeasements@auroragov.org to start the easement vacation process.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

June 5, 2023

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

Attn: Daniel Osoba

Re: West Centertech, Case # DA-2356-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **West Centertech**. Please be aware PSCo owns and operates existing underground electric distribution facilities Laredo Street and Centertech Parkway. Note particularly along Centertech that proper clearances must be maintained including ground cover that should not be modified from original depths. 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.

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. 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. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com