



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

August 14, 2024

Cagri Gunaydin
Iron Hammer, Inc.
1201 East 33rd Avenue, Unit G
Aurora, CO 80010

Re: Third Submission Review: Iron Hammer Site Plan Amendment and Replat
Application Number: DA 1005-30

Case Numbers: 1990-6023-05 (Site Plan) and 2023-3051-00 (Replat)

Dear Cagri Gunaydin:

Thank you for your third submission, which we started to process on July 26, 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 September 4, 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.

The process next steps, once comments are addressed, are to finalize the Plat through the administrative approval process and schedule the Site Plan for Planning Commission public hearing. The Planning Commission hearing will be scheduled after the major remaining comments are addressed in the next submittal.

I will be taking over as planning case manager for this project and look forward to working with you to finish the review process. If you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Jesse Donovan, Brightlighter Engineering, Agent
Jazmine Marte, ODA
Filed: K:\SDA\1005-30rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Several comments reference the need for a License Agreement. Please start that process with Real Property as soon as possible, as it can take some time to complete. This will need to be completed prior to site plan recordation.
- The gate needs to be set back further, per Traffic Engineering and Fire/Life-Safety comments (Items 8A and 9C). If a major adjustment is requested, it must be included in the site plan and narrative before it is considered or scheduled for any public hearing. A discussion with Traffic Engineering and Fire Life-Safety is required if an adjustment is requested.
- Please clarify all fence and wall types and symbology (see Item 2D).

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

- 1A. Thank you for the response regarding the Centretech DRC. If this organization has been disbanded, please note the property is still subject to any design standards in the covenants. The DRC does not require a letter for this application since they have disbanded.
- 1B. A Site Plan for a new building greater than 10,000 square feet in zoning subarea B requires review and approval by the Planning Commission (PC) through a public hearing. The property directly south of this parcel recently completed this process. If you would like to review the PC meeting and process, you can view the recording of that meeting (which occurred May 22, 2024) on the City website:
https://www.auroragov.org/city_hall/boards_commissions/planning_zoning_commission

2. Site Plan Comments

- 2A. Sheet 1: *Repeat Comment*: Add the City signature template block in the attached example.
- 2B. Sheet 1: Fill in all information on the site data table, including height and parcel information.
- RE: ADDED**
- 2C. Sheet 1-2: Clarify the building size and number of stories. Is the 18,500 square feet building footprint only, and are there any second-story or mezzanine areas? **RE: 18,500 SF IS THE FULL SQUARE FOOTAGE. NO 2ND STORY OR MEZZANINE AREA PROPOSED**
- 2D. Sheet 2: *Repeat Comment*: The outdoor storage area will need a screen fence along the northern side to screen from Lockheed Drive. I was unable to identify the mentioned screen fence north of the pond area on the site plan. Can you please call this out and provide a detail?
- *Update*: The site plan appears to have three fence types, but it is not clear how they differ. The details on sheet 7 show open-style fences. A 6-foot masonry wall is indicated in the landscape plan key but is not on the site plan or details. The retaining wall detail provided, and site plan notes indicate that the retaining walls are a maximum of 3.5 feet in height but are not specific to the fence type proposed on top of the retaining wall and total height. Please clarify with a detail and the location of the 6-foot masonry screen wall. Note that per UDO Sec. 146-3.3.5.X.6, a full-screen height of 9-feet is required. Please include a detail of the specific outdoor storage screening from the streets. Different symbology should be used for each fence type on the site plan to clearly show where each type is proposed. **RE: THE 6' MASONRY WALL HAS BEEN REMOVED FROM THE PLAN. 9' SCREEN FENCE ADDED TO STORAGE AREA. SEE LANDSCAPE PLANS FOR DETAILS**
- 2E. Thank you for clarifying that no monument sign is proposed. Please note that if a monument sign is proposed in the future, it will require an amendment to the site plan. **RE: NOTED**
- 2F. Sheet 2: The symbol used for the accessible route connection from the building to the public sidewalk on Laredo Street appears to be stairs. Please clarify if this is an accessible ramp or stairs to the public sidewalk. **RE: NO STAIRS ARE PROPOSED HERE. LINEWORK HAS BEEN REVISED FOR CLARIFICATION**
- 2G. Sheet 2: The bike racks should not obstruct the sidewalk. Please relocate the second rack to the front of the



building. **RE: THERE IS CURRENTLY NO WALK PROPOSED AROUND THE NORTH WALL OF THE BUILDING SO THE BIKE RACKS WON'T BE OBSTRUCTING ANYTHING IN THEIR CURRENT LOCATION**

3. Plat Comments

3A. Remove the Clerk and Recorder's Certificate from Sheet 1 of the plat; the County no longer uses this format.
RE: REVISED

4. Streets and Pedestrian Comments

4A. Sheet 2: *Repeat Comment*: According to the fence requirements of the Unified Development Ordinance (UDO), gates must be setback a minimum of 35' from the right-of-way to allow vehicles to exit the street onto the private property while waiting for the gate to open. It appears that these gates are not setback that far. Please update. **RE: GATE HAS BEEN SET BACK 35' FROM FL**

- *Update*: Traffic Engineering comments indicate due to the fire lane at this location, the gate will need to be set back 45 feet to accommodate emergency vehicles. A deviation to this standard would require a major adjustment through public hearing before the Planning Commission. **RE: PER CORRESPONDENCE WITH CITY OF AURORA FIRE LIFE SAFETY ON 9/17/2024, A 35' SETBACK WILL SUFFICE IN THIS CONDITION**

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

5A. No further comments at this time.

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

6A. No further comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

7A. No further comments at this time.

8. Traffic Engineering (Steve Gomez / 303-739-7336 / sgomez@auroragov.org / Comments in orange)

8A. Sheet 2: The previous comment was not addressed: Access includes Fire Lane easement, and the gate needs to be setback a minimum of 45' to accommodate a large ladder truck. **RE: SEE RESPONSE TO COMMENT 4A**

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

Site Plan:

9A. A License Agreement through Real Property must be acquired to install gates across the fire lane easement.
RE: NOTED

9B. Sheet 2: The minimum gate width shall be 23 feet and shall not encroach into the fire lane easement in the open position. **RE: NOTED**

9C. Sheet 2: Gating and barrier systems must be located a minimum of 35 ft. Back from the adjacent street flow line. This proposed gate does not meet the requirement. **RE: GATE HAS BEEN SETBACK 35'**

9D. Sheet 2: Label the type of gating system being installed on the site plan in the following manner: **RE: BOTH GATES HAVE BEEN LABELED ACCORDINGLY**

- 23' automatic sliding gate with the approved siren-operated system, knox key switch, and manual release.
- 23' manual swinging gate with approved knox hardware.
- 23' manual sliding gate with approved knox hardware.
- 23' electrical sliding gate with approved knox hardware.

9E. Sheet 2: Provide the following note: a licensed contractor is required to obtain a valid building permit through the Aurora Building Division before the installation of any gating system utilized by emergency responders to enter the site. **RE: NOTED ADDED**



10. Aurora Water (Chong Woo / 303-739-7490 / cwoo@auroragov.org / Comments in red)

Plat:

10A. Sheet 3: Add water easement for water meter, unless in ROW. **RE: WATER ESMT EXTENDED**

Site Plan:

10B. Sheet 4: Public storm manholes shall be a minimum 5' in diameter. The previous submission did identify this as 5'. **RE: MH SIZE REVISED**

10C. Sheet 4: Label as Private. **RE: LABELED**

10D. Sheet 4: Show the water meter location. The meter must be outside the fence, in a landscaped area, and in a water easement, unless in ROW. **RE: ADDED**

Land Development Services (Roger Nelson / 303-739-7300 / ronelson@auroragov.org / Comments in magenta)

11A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

11B. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

11C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

11D. See the red line comments on the plat and site plan. **RE: COMMENTS ADDRESSED**

Subdivision Plat:

11E. Sheet 1: Vicinity Map – Extend to cover ½ mile in each direction from the site and label all publicly dedicated roads. **RE: REVISED**

11F. Sheet 1: Revise the Land Description as follows: Reference Lots 1 & 2, Reference the City and County, Reference the Quarter Section, Township, Range, and Principal Meridian, and correct the spelling for Township. **RE: REVISED**

11G. Sheet 1: Dedication – add required dedicatory language. **RE: REVISED**

11H. Sheet 1: City of Aurora Approvals – make sure there is enough space to write in the longer month names. **RE: REVISED**

11I. Sheet 1: Remove the Clerk & Recorder's Certificate and provide a 7" x 3" space in the upper right-hand corner for the Clerk & Recorder to stamp the recording information. **RE: REVISED**

11J. Sheet 1: Notes - #1 Revise title commitment date, #12 Remove before final plat, add a note describing conflicting boundary evidence. **RE: REVISED**

11K. Sheet 1: Surveyor's Certification – Revise to reflect verbatim the COA checklist. **RE: REVISED**

11L. Sheet 2: Legend – Reference recorded document and not the title commitment. **RE: REVISED**

11M. Sheet 2: Fully describe the monuments and cap stamping. **RE: REVISED**

11N. Sheet 2: Revise record references to accurately reflect the record documents. **RE: REVISED**

11O. Sheet 2: Label all street names correctly and ROW recording information. **RE: REVISED**

11P. Sheet 2: Add parcel area in acres and square feet. **RE: ADDED**

11Q. Sheet 2: Provide referenced Book 2306, Page 772 that describes ROW. **RE: REFERENCED IN SUBDIVISION PLAT, UNABLE TO FIND DOCUMENT**

11R. Sheet 3: Label all easements with COA-recognized terminology (Drainage Easement rather than Detention Easement) **RE: REVISED**

11S. Sheet 3: Add tic marks where a change of easement direction occurs. **RE: REVISED**



11T. Sheet 3: Label the reception number for referenced subdivisions.

RE: REVISED

11U. Sheet 3: Revise the graphic scale to match the viewport scale. **RE: REVISED**

11V. Sheet 3: Easements that are to be released should be released before plat approval and then can be removed from the plat. **RE: REMOVED FROM PLAT**

11W. Sheet 3: Label Bearings and Distances to monuments that are shown on the plat (tie B&D's). **RE: ADDED**

Site Plan:

11X. Sheet 2: Exterior Bearings & Distances/Curve data must match the plat.

RE: REVISED

11Y. Sheet 2: Gates across Fire Lane Easements will require a license agreement.

RE: NOTED

11Z. Sheet 2: Label all easements to match the plat. **RE: LABELED**

11. Xcel Energy (Donna George / 303-571-3306 / Donna.L.George@xcelenergy.com)

12A. See attached and update the plat.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

July 30, 2024

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

Attn: Stacy Wasinger

**Re: Iron Hammer - Aurora Centretech Park Subdivision F25 - 3rd referral
Case # DA-1005-30**

For the **Iron Hammer** project, is there a reason no dedication statement appears on the plat? (not even the City of Aurora's language)

PSCo again requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Utility easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form. **RE: ADDED TO PLAT***

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

Signature Block

_____ Site Plan *
(Official Project Name)

Legal Description: _____

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, _____ has caused these
(Corporation, Company, or Individual)

presents to be executed this _____ day of _____ AD, _____.

By: _____ Corporate
(Principals or Owners) Seal

State of Colorado)ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ AD, _____ by

(Principals or Owners)

Witness my hand and official seal

(Notary Public) Seal Notary

My commission expires _____ Notary Business Address: _____

** To be placed at the top of the document in large letters.*

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____
(Mayor)

Attest: _____ Date: _____
(City Clerk)

Database Approval Date _____

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____
Colorado at _____ o'clock ____ M, this _____ day of _____ AD, _____.

Clerk and Recorder: _____ Deputy: _____