

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



December 22, 2022

Halie McCarter  
Milhaus  
460 Virginia Avenue  
Indianapolis, IN 46203

**Re: Initial Submission Review – 63rd and Kirk LLC Multi-Family at Painted Prairie  
Site Plan with Adjustment**  
Application Number: **DA 1556 29**  
Case Numbers: **2022 4056 00**

Dear Halie McCarter:

Thank you for your initial submission, which we started to process on Monday, November 28, 2022. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, January 13, 2023. Please email your case manager following the upload. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, February 22, 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) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

A handwritten signature in cursive script, appearing to read "Ariana Muca".

Ariana Muca, PLA  
Planner I

cc: Beccah Bailey, Norris Design, 1101 Bannock St, Denver, CO 80204  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1556-29rev1.rtf



## *First Submission Review*

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

- A fee of \$23,287.72 is due ahead of the second submission.
- Building perimeter landscaping is not being met along the east side of the building. An adjustment should be requested (Landscape).
- Please label the total unit count on the front table to ensure density is recognized (PROS).
- Be sure to keep utilities in the city standards distances from trees, easements, buildings, etc (Utilities).
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- Include property lines, define items in the site plan, and dimension the site plan (Public Works).
- Clearly delineate ADA access path (Fire and Life Safety).
- Updates to signage and dimensions (Traffic).

### **PLANNING DEPARTMENT COMMENTS**

#### **1.General Comments**

- 1A. Thank you for the first submission. Please review the site plan manual to be sure the site plan set is meeting standards and staff expectations [Forms and Applications - City of Aurora \(auroragov.org\)](http://auroragov.org).
- 1B. The letter below points to areas that are not in code compliance or Painted Prairie Design Guidelines standards. The hope is that the second submission will absolve any points of difference, and the site plan will come with no adjustment requests. If adjustments are pursued, adjustments must be listed on the cover sheet with either code or design guidelines referenced. The introduction shall include the code or design guidelines reference, the standard to be pursued, justification, and mitigation.
- 1C. Staff is concerned that the midblock crossing discussed in previous meetings was not translated to the plan, architecture variation, and parking garage screening.

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

- 2A. No citizen comments were received upon the first review.

#### **3.Introduction Letter**

- 3A. Minor updates to the introduction letter. The introduction letter should address the Painted Prairie Design Guidelines and compliance.
- 3B. Any adjustment requests will need to be discussed, justified and mitigation explained in the second Introduction Letter submittal.
- 3C. Include the Design Review Committee letter as a separate file. An approval letter from the DRC must be received prior to the application being approved.

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

- 4A. An avigation easement must be included in the application.
- 4B. Please zoom in on the Vicinity Map. The Vicinity Map should show the site and surrounding streets.
- 4C. The Title should read the site plan with adjustment(s) per the landscape adjustment request.
- 4D. Add an adjustment block per the landscape notes.
- 4E. Below is an example of a complete Data Table. Please update your cover sheet with the details below.



LAND AREA WITHIN PROPERTY LINES	68,383 SF / 1.57 AC / 100%	
TOTAL BUILDING COVERAGE	47,290 SF / 69.2%	
PARKING AND DRIVE AISLE AREA	8,700 SF / 12.7%	
SIDEWALK AND HARDSCAPE AREA	9,113 SF / 13.3%	
LANDSCAPE AREA	3,280 SF / 4.8%	
PRESENT ZONING CLASSIFICATION	MU-FB ; FBAD	
NUMBER OF BUILDINGS PROPOSED	1 BUILDING	
NUMBER OF UNITS PROPOSED	171 - 1 BEDROOM 39 - 2 BEDROOM 210 - TOTAL	
DENSITY	134 DU/AC	
MAX. BUILDING HEIGHT	MAX = 78'-6"	
2018 IBC CONSTRUCTION TYPE OF EACH BUILDING(S)	LEVELS 1,2 - TYPE IA, LEVELS 3-6 - VA	
2018 IBC OCCUPANCY TYPE. (EACH BUILDING)	R-2, S-1, A, B	
SQUARE FOOTAGE OF BUILDING(S).	RESIDENTIAL AREA = 173,924 SF AMENITY AREA = 4,457 SF PARKING = 60,869 SF	
SPRINKLERED OR NOT SPRINKLERED	SPRINKLERED/NFPA 13	
MULTIFAMILY BUILDING GFA	181,201 SF	
STRUCTURED PARKING GFA	60,869 SF	
	REQUIRED	PROVIDED
USABLE OPEN SPACE	13,677 SF / 20%	13,191 SF / 19%
TOTAL PARKING SPACES	221 179 RESIDENT (0.85/ UNIT) + 42 GUEST (0.2/ UNIT)	165 SPACES
ACCESSIBLE SPACES	7 SPACES	6 SPACES
STRUCTURED PARKING SPACES - STANDARD	214 SPACES	159 SPACES
STRUCTURED PARKING SPACES - ACCESSIBLE	5 SPACES	5 SPACES
STRUCTURED PARKING SPACES - ACCESSIBLE VAN	2 SPACES	1 SPACES
BIKE PARKING	10% OF REQUIRED / 22 SPACES	17 RACKS / 34 SPACES
	PERMITTED	PROPOSED
SIGNAGE	3 1 PER FRONTAGE / 96 SF EACH	3 WALL SIGNS 95 SF EACH

## Notes

### Page 2 of 32

- 4F. Add a dimensional line from the end of the south building to the parking garage. As per the UDO, parking must be 330' or less from the dwelling unit to the parking entrance. From rough estimates, the site plan appears not in code compliance and will be seeking an adjustment (4.6.5.A.4.d.)
- 4G. Please include a dimension of each façade length. The staff is looking to see the length of the parking garage. As per the design guidelines, the parking garage shall be 180' in length or less.

### General Site Plan Notes

- 4H. The site plan is missing dimensions. Please dimension paths, sidewalks, building façade lengths, and setbacks.
- 4I. Per the site plan manual, identify zoning on all abutting properties.
- 4J. Will there be any entry monuments on the site plan? Signage for the two buildings? Signage is an important part of the site plan. Both the UDO and Painted Prairie Design Guidelines have strict guidelines on signage that will need to be reviewed ahead of the planning commission.
- 4K. The site plan needs to have the correct street names. There is 63<sup>rd</sup> street twice, and many sheets do not have street names on them.

## 5.Urban Design Issues

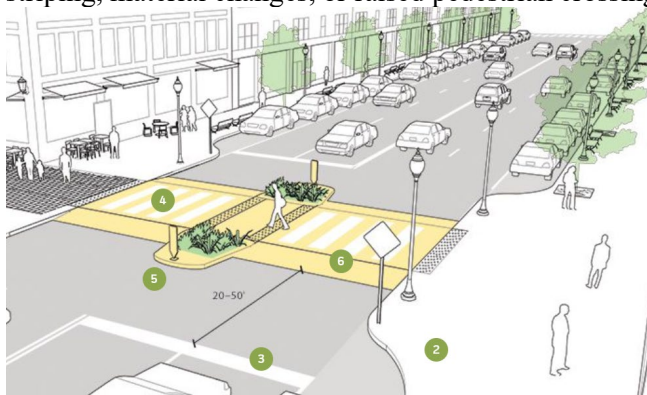
- 5A. The parking garage follows the correct 90-degree code requirements of 19x9. These dimensions are only necessary for the required 461 parking spaces. Any parking spaces beyond 461 could be moved to compact parking or large parking stalls.
- 5B. Please include a sheet that identifies the exact areas being counted towards the 20% outdoor space requirement.
- 5C. Please include an additional Lighting Plan for the top parking garage. Although the parking garage does not appear to have a top, and as per code requirements, the top parking level of a parking garage is not enclosed, lighting for the top parking level may not exceed 12 feet above the parking surface. Please provide parking light details as well.
- 5D. There are fencing details, but the fence is not called out or in the legend. The pool detail does not have a material called out. The dog park fence is 6' per the painted prairie design guidelines the fence should be brought down to 5'



- 5E. On both overall site plans (pages 3&4) add a legend.
- 5F. Will any street parking be accessible? Please include a typical dimension for on-street parking stalls.
- 5G. Label retaining wall on overall site plans (pages 3&4); identify and label all materials, colors, and heights.
- 5H. Per section 4.6.6. sites in MU-R are exempt from required off-street loading requirements, therefore, allowing the on-street loading zone presented on the site plan The Painted Prairie Town center is intended to be dynamic, and walkable. Trash on the street to be loaded will not meet the design standard intent. Staff would like to see the trash enclosure pickup on the site (ideally in the parking garage), screened for pedestrians. If there will be a trash service please describe in the introduction letter.
- 5I. S-12, bike racks are not indicated on the site plan. Are the bike racks internal to the building?
- 5J. The details are robust, but further details are necessary, such as signs, street furniture, site lighting, and trash enclosures. Review the site plan manual for further details.

### **6.Mid-Block Crossing**

- 6A. The mid-block crossing was discussed at the pre-app and further detailed in a separate meeting. The site plan is not exemplifying previously discussed elements. Section 2.1.2 Mid-Block access points shall occur a minim of 75' from the corner of all intersections. Please add a dimension to the overall site plan pages.
- 6B. Staff is not seeing a midblock crossing and would like a diagram showing the routes from the south building to the parking garage. Parking should be accessible and easy for the residents of the south building and safe for pedestrians and vehicles.
- 6C. As a reminder, per previous staff discussions, a midblock crossing was presented. Staff sees the bump outs site that are not central to the site or direct to building entrances. How is traffic being slowed without pavement striping, material changes, or raised pedestrian crossings?



### **7.Architectural**

- 7A. As per the site plan manual, the elevations need dimensions. Therefore, the elevations shall be line drawings drawn to scale with material callouts. Include building height, lighting fixtures, wall signs, and equipment screening. Staff is particularly interested in the height of the parking garage in reference to the building roof line.
- 7B. There is currently a Painted Prairie Town Center Residential design standard revision in review. The site plan is expected to meet those standards.
- 7C. Please turn off the grey background.
- 7D. Per section 4.6.5.E.1.b the height of an accessory parking garage shall not exceed the height of the principal structure it is intended to serve. The covered stairwell is not the primary concern. The long span of the parking garage wall visible along all north facades conflicts with both code and Painted Prairie Design Guidelines. The site is over-parked and could come into parking garage compliance. If parking reduction is not of interest creating variations in the roof line is another recommendation. The staff does not recommend pursuing an adjustment.



- 7E. Every 50 linear feet, mixed-use and multifamily developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street-facing building façade. The facades, especially the south and north facades of both buildings, are reading with minimal articulation. Staff recommends adding changes in roof height and form as well as changes in materials.
- 7F. Each primary structure or portion of a primary structure with a height of 30 feet or more and more than two stories shall use vertical articulation to present a clear base, middle, and cap to the building on each façade facing a street or a Residential zone district. The "base" is generally the portion of the building that meets the ground. It is at least 24 inches tall, but taller buildings could be as tall as the first two stories. It shall include pedestrian-oriented elements, high transparency, and be made of high-quality and durable materials. The "middle" is the least dominant façade element. It is generally located between the "base" (anywhere above 24 inches above the ground) and the "cap", or roofline. The "cap" is where the building meets the sky. This is generally a predominant roofline or architectural element indicating the end of a building. Further vertical articulation and stronger implantation in both cap and base are necessary.
- 7G. The parking garage section cuts left out necessary detail for a full review. Materials? Screening Measures etc. are necessary. Per the Painted Prairie design guidelines, section 4.2.5, Parking structures that face a public street or open space shall conform to the architectural standards pertaining to architectural scaling elements and material use as set forth in Chapter 6 Architectural Standards in the Town Center Design Guidelines with the following additions: The architectural expression of stair towers, canopies, and screening devices shall be used to reduce the overall mass of the parking structure. Parking structures shall be designed to conceal the view of parked cars, internal light sources, and angled ramps from the street or public open spaces for the entire structure's height.
- 7H. There is a material legend, yet not a single material callout. It made understanding the material composition of the two buildings quite difficult for staff. The two buildings appear to be quite different in materials, yet the intention is to have shared parking and amenities. It is recommended that the buildings are cohesive, and an explanation of design intent is given in the introduction letter.
- 7I. As per the design guidelines, the first floor of the multifamily shall be 12'. Each façade is considered active; therefore, each façade will be held to the 12' first-floor minimum.
- 7J. The design guidelines strictly enforce a 60% transparency requirement for all active elevations. Similar to 5B, all the facades are activated with open space of street presence; therefore, the expectation is that the application will meet design guideline standards. Add a transparency table with the material board.
- 7K. There is a material breakdown, but further detail is necessary. Include the percentage of materials for each façade. Staff is looking for the elevations to fulfill standards from Table 4.8-6.

**Table 4.8-6****Masonry Standards for Single-Family Attached and Multifamily**

Type of Structure	Minimum Percentage of Masonry on Net Façade Area (not each elevation)
<b>Single-family attached</b>	Either: <ul style="list-style-type: none"><li>• 50 percent shall be clad in brick or stone; or</li><li>• 75 percent shall be clad in stucco; or</li><li>• 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.</li></ul>
<b>Multifamily (excluding two-family)</b>	Either: <ul style="list-style-type: none"><li>• 60 percent (or 30 percent for an Affordable Housing Structure) shall be clad in brick or stone; or</li><li>• 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in stucco; or</li><li>• 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in a combination of stucco and brick, or stucco and stone.</li></ul>





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

### *General Comments*

#### *All Sheets*

- 8A. Turn the accessible route information off on all landscape plan sheets.
- 8B. Darken the street names.
- 8C. Remove the dashed lines that are not match lines.
- 8D. Darken the curb line and make it solid.

### *Landscape Comments*

#### *Sheet 6*

- 8E. Two different building perimeter landscape tables are being provided. Combined into one table. Building perimeter landscaping is only required for the east side. All sides that are urban are not required but are encouraged to include building perimeter landscaping. Building perimeter landscaping is not being met along the east side of the building. An adjustment should be requested. The adjustment should be listed on the landscape plan, the cover sheet, and in the letter of introduction. The letter of introduction should state the hardship and mitigating measures being provided to offset the adjustment request.
- 8F. Remove the word DRAFT from all the landscape plan sheets.

### *Landscape Comments*

#### *Sheet 13*

- 8G. Labeled the buildings as either 1 and 2 or north and south.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

## **9. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto: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)

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://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

## **10. Civil Engineering** (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))

- 10A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- 10B. Include all required site plan notes including 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. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements, and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.



*Site Plan*

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- 10C. Label the proposed cross pan.
- 10D. Label the curb return radii.
- 10E. Please add the following note to both site plan sheets: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. The construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (C) per the approved Public Improvement Plan."
- 10F. Indicate with hatching or labels what is hardscape.

*Site Plan*

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- 10G. Dimension the existing sidewalks.
- 10H. This linework appears to be in the wrong location.
- 10I. Is this being proposed with this project? This is public ROW.
- 10J. It appears that the building is being proposed within the utility easement.
- 10K. Dimension the ROW with arrows (typical).
- 10L. Label what is occurring in this area. Sidewalks?
- 10M. Are these walls? If so label it as such. Indicate the material.
- 10N. Provide a typical dimension for the sidewalks.
- 10O. Is this being proposed with this project-utilities on the sidewalk?

*Grading Plan*

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- 10P. Please add the following note: "Detailed layout and design for proposed curb ramps within the right of way or along an accessible route will be completed with the civil plans."
- 10Q. Add a note indicating whether the storm sewer is public or private and who will maintain it.
- 10R. The linework does not match the detail.
- 10S. Provide slope labels in this area. Minimum 2%.
- 10T. The minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas. Provide slope labels showing conformance to this criteria.
- 10U. Label the slope in drive down to the public street. Max 4%.
- 10V. Provide the FFE for both buildings.
- 10W. The minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
- 10X. Indicate the max height of the wall or height range. Include the material. The railing is required for walls over 30". Structural calcs are required for CIP walls and walls over 4' with the civil plans.

*Landscape Plan*

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- 10Y. Ensure all trees are a minimum of 10' from the storm sewer.

*Landscape Plan*

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- 10Z. The conflict between existing landscaping and the proposed curb cut.

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

*Overall Site Plan*

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- 11A. Show opposing access, if any.
- 11B. Add a 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.

*Site Plan*

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- 11C. Label all site accesses as full movement, right in/right out, etc.
- 11D. Add sight triangles at all intersections that include public ROW, including along Kirk St and Lisbon St.
- 11E. Add and call out all base signing striping.
- 11F. Add parking stall dimensions.
- 11G. Add roadway widths.
- 11H. Extend plan limits to show the west and east sides of Kirk and Lisbon Streets.
- 11I. Add STOP sign and sight triangles per COA TE-13, see general comments.
- 11J. Show the entire intersection and laneage per TIS.
- 11K. PP Town Center TIS shows 2 NB & SB thru lanes, verify/update laneage.
- 11L. Show the entire intersection and laneage per TIS.
- 11M. Ped crossing signs will be needed.
- 11N. Move the scale to be readable.

*Site Plan*

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- 11O. Label all site accesses as full movement, right in/right out, etc.
- 11P. Add sight triangles at all intersections that include public ROW, including along Kirk St and Lisbon St.
- 11Q. Add and call out all base signing striping.
- 11R. Add parking stall dimensions.
- 11S. Add roadway widths.
- 11T. Extend plan limits to show the west and east sides of Kirk and Lisbon Streets.
- 11U. PP Town Center TIS shows 2 NB & SB thru lanes, verify/update laneage.
- 11V. Ped crossing signs will be needed.
- 11W. Is this a vehicle access? If so need to widen – see the site plan.

*Landscape Notes*

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- 11X. Replace note: All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'.

*Landscape*

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- 11Y. Add sight triangles at all intersections that include public ROW, including along Kirk St and Lisbon St.
- 11Z. Update sight triangle per COA TE-13, typ.

*Landscape*

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- 11AA. 50' min spacing and tree, typ.

*Landscape*

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- 11BB. Adjust extent to show entire drive way.

*Traffic Letter*

- 11CC. The letter needs to be stamped and signed by a P.E.
- 11DD. Minor comment – see traffic study.

**12. Utilities** (Casey Ballard / [cballard@auroragov.org](mailto:cballard@auroragov.org)/ Comments in red)

*Utility Plan*

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- 12A. Water meter sizing will be verified during civil plan review.
- 12B. Be sure no text is cut off.
- 12C. Ensure meter easement extends 5-feet behind vault.





- 12D. Advisory: If this hydrant lateral is longer than 150 feet then pressure calculations are to be shown on the civil plan set. These are to show a residual pressure of 20-psi during fire flow and must take into account headloss due to elevation changes, length of lateral, and fittings.
- 12E. Is this storm easement being vacated? The stub can be private as it is not serving multiple users.
- 12F. Label as private fire service.
- 12G. If this is just for a hydrant lateral then please use a 90-degree bend and remove the blow-off.
- 12H. Include a note that all proposed storm is private.
- 12I. No structural encroachments into the utility easement.
- 12J. All fire services as private.
- 12K. Ensure the meter easement extends 5 feet behind the back of the vault.

#### *Hardscape Plan*

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- 12L. Please ensure that trees and shrubs are a minimum of 5-feet from the water service and vault.

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

#### *Cover Sheet*

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- 13A. Please provide actual height of the structures.
- 13B. Please delineate between standard accessible stall and "van" accessible stall.
- 13C. Which type of fire sprinkler system will be utilized?
- 13D. Please complete the information for the IBC and House Bill 03-1221.

#### *Site Plan Sheet*

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- 13E. "SIGNAGE AND STRIPING" package shall include the following: ·Handicap accessible parking signs, including post. ·Handicap accessible curb ramp detail. ·Plan view of detectable warning and well. ·Side cross-section views of detectable warning, well, curb and gutter. ·Front section views of detectable warning, well, curb and gutter. ·Dome and detectable warning details. Note: The top diameter of the truncated domes shall be 50% to 65% of the base diameter. ·Handicap accessible parking layout. Provide a symbol and label for the location of the handicap-accessible sign with this layout. Ensure the sign is back far enough not to be within the curb "roll-over" area. See the example below.
- 13F. "SIGNAGE AND STRIPING" package shall be included for approval with the Site and Civil Plan. The sign package shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. The sign package shall include all signs as required by other City of Aurora departments. see the example below.
- 13G. Please identify the location of required signage to include Fire Riser Room and FDC.
- 13H. Will this site be phased? If so, both the site and civil plan must include a phasing that addresses reviewing dept requirements.

#### *Site Plan Sheet*

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- 13I. Re-identify as Mid-block Emergency Apparatus Set-up
- 13J. Unusual Fire Service Line configuration and will be addresses within the Utility sheets of this plan set. Please clarify.
- 13K. Parking structure likely has standpipe only and will require Standpipe adjacent to FDC Location....FDC and Standpipe must be labeled independently of one another.
- 13L. Advisory comment: If the trash collection is enclosed within the structure, it will have to meet IFC/IBC code requirements.
- 13M. Please provide 3 signs adjacent to Mid-block Emergency Apparatus Set-up for No Parking/Tow Away Zones

#### *Site Plan Sheet*

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- 13N. Please relabel Fire Staging area as Mid-Block Fire Apparatus Set Up.
- 13O. Please add the accessible route to the legend.



*Site Plan Sheet*

*6 of 11*

13P. In the general notes for number 13 between walls and etc. please add light poles.

*Site Plan Sheet*

*21 of 32*

13Q. Please provide the scale of the plans on every plan sheet.

13R. Please clarify if this is a vertical curb and if so provide an accessible ramp at this location.

13S. Please show Accessible Routes on all floors with Accessible Parking.

13T. The installation of all Accessible Signage needs to match these details. On a separate plan sheet please provide sign package details.

13U. Please show the Accessible Route through the Parking Garage and show that adequate lighting is being provided.

13V. In these locations (TYP) please show that Accessible Signs will be posted as required.

13W. In reference to 03-HB-1221 the 1998 Edition of A117.1 would be used. All other Accessibility requirements would be associated to the 2009 A117.1. Please note this so that it is clear to the reader.

*Site Plan Sheet*

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13X. Please see sheet #21 for the Accessibility notes that need to be extended to this plan sheet.

*Site Plan Sheet*

*23 of 32*

13Y. Please see sheet #21 for the Accessibility notes that need to be extended to this plan sheet.

*Elevations*

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13Z. Please identify the exterior fire riser room door. TYP of all elevation sheets.

*Elevations*

*32 of 32*

13AA. Provide a bold dashed line to show the exterior accessible route throughout the site to required accessible entrances, site amenities, and transportation stops (or to the edge of the site near public transportation stops).

**14.Real Property (Roger Nelson/ (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)**

14A. Buildings cannot encroach or overhang easements.

14B. See redline comments on the site plan.

*Site Plan*

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14C. Label lot, block, and area.

14D. Label ROW Width & Reception No. that created the ROW (Typical).

14E. Add the following Notes: 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.

14F. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.



*Site Plans*

- 14G. Label PAINTED PRAIRIE TOWN CENTER – see the site plan.
- 14H. Reception Number – various places on the site plan to be labeled.
- 14I. See the site plan set for various items to be labeled.
- 14J. The building cannot overhang or encroach into an easement (Typical).
- 14K. Label site triangles

**15.PROS (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)**

- 15A. Please label the total unit count on the front table to ensure density is recognized. Total multifamily approved within the town center area is 800.

**16.Colorado Department of Transportation (Steve Loeffler / 3037579891 / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us))**

- 16A. Thank you for the review. No comments.

**17.E-470 Transportation (Brandi Kemper / 3035373727 / [bkemper@e-470.com](mailto:bkemper@e-470.com))**

- 17A. Thank you for the review. No comments.

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

- 18A. Please see the attached letter.



**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

December 19, 2022

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

Attn: Ariana Muca

**Re: 63rd and Kirk LLC Multi-Family at Painted Prairie, Case # DA-1556-29**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **63rd and Kirk LLC Multi-Family at Painted Prairie**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://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 and Permits 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