

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



December 11, 2018

Chuck Patel  
Ln Hospitality Denver, LLC  
1916 Ticino Ct  
Pleasanton, CA 94566

**Re: Initial Submission Review -** Element by Westin - Site Plan with Waiver  
Application Number: **DA-1944-03**  
Case Number: 2018-6057-00

Dear Mr. Patel:

Thank you for your initial submission, which we started to process on Friday, November 9, 2018. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Thursday, January 3, 2019. Due to the fact that there were a large number of comments, I suggest scheduling a meeting to review them with appropriate staff.

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.

It is suggested that we schedule a meeting to review these comments and discuss the comments and redlines. To schedule a meeting, I may be reached at 303-739-7251 or [bcammarata@auroragov.org](mailto:bcammarata@auroragov.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Cammarata".

Brandon Cammarata, Senior Planner  
City of Aurora Planning Department

Attachments (Xcel Letter)

cc: Kate Kvamme - Icon Architectural Group 4000 Garden View Dr, Ste 101 Grand Forks, ND 58201  
Brandon Cammarata, Case Manager  
Susan Barkman, Neighborhood Services  
Mark Geyer, ODA  
Filed: K:\\$DA\1944-03rev1.rtf



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Significant improvements are required on building architecture including materials and design and detail on drawings.
- ✓ Provide additional detail and enhancements to building entries and patio spaces.
- ✓ Make sure the form of the site plan submittal meets the content and layout standards in the Site Plan Manual.
- ✓ Fully address the Design Review Board's request improvements which include architectural design and relationship of the building to the public streets.
- ✓ Show detached sidewalk and tree lawn on 4<sup>th</sup> Avenue.

### PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / [bcammarata@auroragov.org](mailto:bcammarata@auroragov.org) / 303-739-7251 / PDF comment color is teal.

#### 1. Community Comments

1A. No community comments have been received.

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

2A. Coversheet needs to comply with [Site Plan Manual](#) Submittal requirements, please refer to the manual for additional guidance for the rest of the submittal.

- Title
  - The title shall appear in bold letters across the top of the cover sheet.
  - Include the words "With Waivers" in the title at the end of the project name.
  - If the project is part of an existing development, the name of the existing development shall appear in the title. For example, "Target at Buckingham Square".
  - Do not use the word "Subdivision" or "Filing" as part of a site plan title.
- Legal Description Block
- Signature Block, The Signature Block is provided in Word format to the applicant.
- Amendment Block, two inch by three inch format is recommended. Please note this area is used for amendments following approval of a site plan.
- Required Site Plan Notes. The Required Site Plan Notes are provided in Word format to the applicant.
- Data Block, The Data Block is provided in CAD.DWG format to the applicant.
- Contacts. List the name, addresses and phone numbers of the property owner's consulting team.
- Sheet Index
- Vicinity Map. Place a vicinity map of the project site on the cover page in a three inch by four inch block at a scale that includes the closest major arterial street intersection and all surrounding local streets. It should be line drawing not an aerial.

2B. Please include adjacent facilities associated with rail corridor such as tracks, sidewalks and fencing. Clearly show the existing pedestrian connection to 4<sup>th</sup> Avenue.

2C. Remove the aerial from the site plan sheet.

2D. Include building wall fixtures in the lighting plan and account for them in the photometric analysis.

2E. Please include a site plan details sheet with the content described in the Site Plan Manual.

2F. Remove all "AutoCAD SHX Text" from the package. Currently appearing primarily on page 7.

2G. Complete building elevations need to be part of the final site plan package. The perspective drawings and other illustrative drawing should be separate.

2H. At the bottom right hand corner include "sheet x of y".



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

#### **3A. Lighting**

- Include bollard lighting at both sides of drive aisle crossing.
- Please propose parking lot pole heights lower than 25-feet per DRB comments.
- Please clarify what type of street lighting will be used. The GDP provides guidance in 14.3 and should be consistent throughout the GDP.
- Will there be any wall mounted lighting? If so please provide specifications and locations on elevations and lighting plan.
- The patio areas need to include an organized approach to pedestrian scaled lighting (GDP 14.4.)
- My understanding is Louis Paulsen brand of lighting is being used.

#### **3B. Pedestrian Connections**

- Clearly show the existing pedestrian connection to 4<sup>th</sup> Avenue which is to remain as line work on all plans.
- Please include additional pavement treatment on the two pedestrian crossing such as colored concrete or stamped asphalt.
- Include pedestrian scaled lighting along the pedestrian connection to the at grade pedestrian rail crossing.

3C. Architecture - Significant improvements in the architecture of the building are required and have been identified by the DRB and staff. The applicant may wish to coordinate with staff and the DRB before the next submittal regarding these improvements.

3D. Please provide perspective illustrations that show the street frontages of Blackhawk Street and 3rd Avenue. As a TOD development, the street relationship of the building to the street is critical.

#### **3E. Materials.**

- Allowable materials are described in 16.3 and include: masonry products for at least 60% of the first three stories. Masonry products include fired clay brick, precast decorative stone, stone, colored and textured CMU (less than 50%) and stucco. Other allowed materials include stained/painted cement board siding (max. 40%), metal and painted metal (max. 10%) and glazing (no dark tinted or mirrored allowed). EIFS is not a permitted material.
- Please list the percentage of various building materials on each façade in compliance with the allowed building materials. Revise the materials for compliance with the GDP.3F. Elevations need to include a scale.
- Please provide a physical materials board.

3G. Intersections require special treatments as described in 16.5. In particular, the DRB wants to see special treatment at the northeast corner of the building as this is the primary entry to the development. Please make enhancements to meet these requirements. The treatments need to be more demonstrative than those that may be occurring throughout the building. Treatments should include display window style glazing, enhancing the building entrance at this location, relocating the two parking spaces, additional building articulation vertically and horizontally and including queues for the top middle and base of the building.

3H. To create a more pedestrian-friendly environment and enhance the building's relationship to the public street building facades are required to include projections and recesses along with other detail features at a frequency across all facades of the building and in particular the facades that faces public streets. The DRB has guidance to follow in this regard including identifying a 24" inch minimum offset in plan at a minimum of 30-feet across the length of each building and providing a minimum 5-feet difference in building height for a minimum of 25-feet in width for every 100-feet of building length.

3I. The building elevations need to be more detailed. Projections and recesses need to be clearly shown. Typical dimensions of finishing elements need to be shown including but not limited to finishing elements associated with windows and doors, the typical dimension of reveals, cornice, and similar treatments. These elements should add quality to the building by adding architectural details typical with 3-D as opposed to flat appearance.

3J. Please include additional "transom" style storefront windows along the Blackhawk frontage. Typically, detail features such as awnings in addition to projections and recesses should be included on the east and south facades.



3K. Patio Spaces - Please include additional detail with all patio spaces. This should include decorative pavement typical, typical site furnishings, pedestrian scaled lighting.

- Please include a perspective drawing that includes the southern patio space.
- In order to enhance secondary building access points please include smaller patio spaces with the previously mentioned elements in addition to the architectural enhancements at these entrances described in previous comments and redlines.

3L. Remove or relocate the two parking stalls at the north end of the building in order to accommodate building and entrance enhancements.

3M. Please identify on this site plan the number of shared parking spaces to be with the hotel to the south. This may also require a note on the site plan to the south as well. We will also want a recorded document to memorial the shared parking in addition to the site plans.

3N. Please include bicycle parking at a rate of 20% vehicular parking. This may include bike lockers and indoor parking area for a portion of the requirement, please provide specifications or descriptions of bike lockers or indoor secure parking. Inverted “U” variety of bicycle parking is required and should be located in location to accommodate both employees and guests.

3O. Please address redline comments.

#### **4. Landscape Comments**

Kelly K. Bish, PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org)/ (303) 739-7189/ PDF comments in teal.

##### **Sheet LP-1 Landscape Plan**

4A. Please make the retaining walls less thick than the building so that it doesn't read like it is the building.

4B. Change the Peking Cotoneasters along E. 3<sup>rd</sup> Avenue to shrub rose due to their eventual mature size.

4C. Remove the signature/stamp/seal from the landscape drawings as the city does not require that it be provided and we do not review landscape construction drawings.

4D. Edit the City of Aurora General Landscape Notes where indicated.

4E. Revise the various landscape calculation tables as noted.

4F. Make sure with the next submission that during the PDF creation process that all AutoCAD SHX text items are removed and that the landscape sheets are flattened to reduce the select-ability of items.

4G. Please show the edge of the existing sidewalk, the existing railroad tracks etc. Refer to how it was shown on Sheets C1 & C2.

4H. Please address the landscape in the area along E. 4<sup>th</sup> Avenue – See comment on plan. The diagonal hatch is Wintercreeper, but it overlaps on top of the sod and it also overlaps on top of the Legacy Buffalo grass. Wintercreeper should be planted on its own and not on top of sod and/or grass.

4I. If the line and the associated diagonal hatching are supposed to represent the 300' no landscape zone along E. 4<sup>th</sup> Avenue, then use a different hatch or possibly a very light gray shade rather than a hatch as it conflicts with the wintercreeper hatching. See additional commentary above.

4J. Address the area/length in the building perimeter landscape table that is for the north face.

4K. Correct any missing plant labels.

4L. There are two different plants proposed for the retaining wall face internal to the proposed plaza area that are so different in appearance and form that it would make sense to integrate large groupings between one another instead of having one plant type on the right and another plant type on the left.

##### **Sheet LP-2 Landscape Notes and Specs**

4M. Separate the deciduous canopy trees, the evergreen trees and ornamental trees into their own categories.

4N. Separate out the shrubs via deciduous vs. evergreen and include a separate category for ornamental grasses.

4O. All shrubs must be 5 gallon at time of installation.

4P. Remove the Planting Specifications. Only include the required city of aurora landscape notes per The Landscape Reference Manual. They have been provided already on the previous sheet.



### **Sheet LP-3 Landscape Details**

4Q. Remove all notes below that direct the contractor to do something. No contractor related notes.

4R. A note regarding the edging shall be provided/kept.

4S. Include a version of the mulch note that describes what the mulch treatment shall be without contractor related directions.

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

### **5. Addressing**

Andrea Barnes / [abarnes@auroragov.org](mailto:abarnes@auroragov.org)

NO ADDRESSING AT THIS TIME. USE SUBDIVISION CASE NUMBER TO ATTACH FILES (2015-3002).

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, and 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. Please e-mail these files to me.

### **6. Civil Engineering**

Kristin Tanabe, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / Comments in **green**.

6A. Please provide required site plan notes.

6B. This section does not match the section provided with the drainage map, page 4.

6C. Please label and dimension existing and proposed sidewalks, page 4.

6D. Show/label existing and proposed street and pedestrian lights, page 4.

6E. Label cross pan, page 4.

6F. Label curb ramps, typical, page 4.

6G. Please show sidewalk improvements on 4th Avenue - 6' detached sidewalk, page 4.

6H. Indicate pavement material, page 4.

6I. Label curb return radius, page 4.

6J. 4% maximum slope for 65' for access drive when sloping down towards public street. See Table 4.05.4.1 of the Roadway Manual, page 5.

6K. Indicate retaining wall material and max height or a height range. Please provide a detail for the retaining wall including the pedestrian railing, page 5.

### **7. Real Property**

Darren Akrie / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / 303-739-7331 Comments in **magenta**.

7A. See red line comments on the Site Plan. Dedicate any additional easements by separate documents. Contact Andy Niquette at 303.739.7325 to start the process. Please remember all easements and or license agreements must be complete prior to final approval or the site plan.

### **8. Traffic**

Reviewed by: Brianna Medema / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / (303) 739-73xx Comments in **orange**.

TIS –

8A. "Site Circulation Plan including discussion of the proposed Drop-off loop" as identified in the pre-app notes was not included. Please include in next revision.

Site Plan -

8B. Directional ramp to east only, page 4.

8C. Label sight line/clarify if this is sight line. Label existing Stop sign/propose stop sign, page 4.



- 8D. Show & label stop sign. Include sight triangle from this access, page 4.
- 8E. Please relocate note 5 to the cover sheet, page 4.
- 8F. Show ramp in this location, page 5.
- 8G. Label sight lines/sight triangles (or include on legend). These are missing from both access points and from 3<sup>rd</sup>, Page 7.
- 8H. Stop Sign in this location. Ensure it shows up on the plan and the sight triangle to the north & south are not obstructed, page 7.
- 8I. Please review this to use in sight triangles. COA Roadway Specifications, Section 4.04.2.10, page 7.
- 8J. Add note: **'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'**
- 8K. Stop Sign in this location. Ensure it shows up on the plan and the sight triangle to the east is not obstructed, page 7.
- 8L. Ensure this area is compliant with vegetation in sight triangles per COA criteria, page 7.

## **9. Aurora Water**

Casey Ballard / [caballard@auroragov.org](mailto:caballard@auroragov.org) / (303) 739-7382 Comments in red.

Page 6

- 9A. Call out proposed fire service line as privately owned and maintained.
- 9B. Ensure proposed hydrants are a minimum of 3.5-feet to a maximum of 8-feet from the back of curb. typ. all proposed hydrants. See section 16.05
- 9C. Advisory Comment: Civil plans are to indicate how the sanitary sewer is to be abandoned.
- 9D. Water meter sizing shall be reviewed during civil plan review. Remove size information from the CSP.
- 9E. Indicate on site storm is privately owned and maintained. This can be done with a note or by labeling the individual lines.
- 9F. Is there any commercial cooking equipment or a type 1 hood planned for this hotel? If so a grease interceptor is required and should be shown on this plan.
- 9G. Call out the proposed trench drain as privately owned and maintained.
- 9H. Clarify location of private storm sewer. This appears to be calling the 42-inch storm as private. The 42-inch storm main is public.
- 9I. Private features such as the private storm drain require a license agreement when crossing a public utility easement. typ. on all utility easements.

## **10. Life Safety**

William Polk / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / 303-739-7371 Comments in blue.

Site Plan Comments

Sheet 1

A site plan data block is required for this plan submittal. Please provide the following items within the data block: Number of buildings, square footage of each building and the gross square footage of all buildings on site. Construction Type of structure(s). Indicate if structures are fire sprinkled or non-fire sprinkled. (Note: This information is needed to determine the number of fire hydrants required to support this site.)

2015 2015 Occupancy Classification

- Maximum Building Height.
- Accessible Parking Spaces Provided.
- Accessible Parking Spaces Required.
- Van Accessible Parking Spaces Provided.
- Van Accessible Parking Spaces Required.
- Parking Spaces Provided.
- Parking Spaces Required.
- Loading Spaces Provided.
- Loading Spaces Required.
- Total number of storage spaces within the facility.
- Total number of accessible storage spaces/units provided per the 2015 IBC Section 1108.3.



## Sheet 2

- The following notes are required to be shown on the site plan. Please follow the Planning Departments direction sequencing of notes on the cover sheet of the Site Plan.
- Add the following note: ACCESSIBLE EXTERIOR ROUTES” SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36” AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
- Add the following note: THE 2015 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
- Add the following note: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- Add the following note: 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”.
- Add the following note: THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- Question: Will there be a gating system installed at this location? If so, please add the following note: THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE



DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

#### Sheet 3

- Remove this sheet from the site plan.

#### Sheet 4

- Please relocate notes 2 - 4 to the cover sheet.
- Remove this Fire Hydrant. TYP
- Is there an accessible route that complies with all the applicable requirements of the the Americans with Disabilities Act (ADA)? If so, show the accessible route of travel on the site and photometric plan with a heavy dashed line. The exterior route shall interconnect to the public sidewalks of the adjacent street. Additionally, accessible routes shall have a minimum 1ft candle lighting along entire route to the public right of way.
- Provide a Knox Box by the front main entrance and the exterior Riser Room door by using an "X" inside a box and label it as "Knox Box". See Front door entrance example.
- Show the location of the FDC and Knox Boxes. Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps." Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware." (Typical for Utility, Landscaping, Elevation and Photometric Plans.)
- Please provide the parking numbers within the data block to include "van accessible parking spaces'.
- Provide an FDC with a "Y" symbol and label it as "FDC with approved Knox Hardware" at this location. TYP
- Please identify all public and private entrances. If multiple public entrances are identified, 60 % of the entrances will be required to be accessible public entrances.
- Provide a 3' paved path to the FDC. Extend side walk beyond FDC to ensure landscape material does not interfere with water line connection (2 feet minimum).
- Remove this Fire Hydrant. TYP
- Relocate existing fire hydrant to a position a minimum of 3'-6" to a maximum of 8' from back of face of curb. This fire hydrant cannot be deleted as shown on utility sheet.

#### Sheet 6

- Remove this Fire Hydrant. TYP
- The Utility Sheet must show the location of the fire department connections, Knox boxes and fire riser room.
- Show the location of the FDC and Knox Boxes. Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps." Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware." (Typical for Utility, Landscaping, Elevation and Photometric Plans.)
- The loading and unloading areas must not encroach into the dedicated fire lane easement.
- Relocate existing fire hydrant to a position a minimum of 3'-6" to a maximum of 8' from back of face of curb. This fire hydrant cannot be deleted as shown on utility sheet.
- The highlighted area is required to be dedicated a fire lane. The fire Lane easements must be shown on the site plan providing vehicular access to within 150 feet of all exterior portions of the first floor of each structure within the site. Please start the dedication process with Real Property. TYP
- Remove this Fire Hydrant. TYP



## Sheet 7

- Show the location of the FDC and Knox Boxes where applicable:
  - Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Hardware."
  - Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware." (Typical for Site, Utility, Elevation, Landscape and Photometric Plans.)
- Advisory Note: The separation requirements from fire department connections and fire hydrants must meet both life safety (typically 5 feet and no material greater than 2 feet in height) and landscaping requirements.

## Sheet 10

- Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). Maintain minimum 1 ft candle to all exterior accessible routes.
- Add the following note to the Photometric Sheet: **ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".**

## Elevations Comments

## Sheet 1

- Show the location of the FDC and Knox Boxes where applicable:
  - Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Hardware."
  - Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware." (Typical for Site, Utility, Elevation, Landscape and Photometric Plans.)
- Please identify and label the exterior fire riser room door.
- Provide and show a Knox Box at the front main entrance and at the exterior fire riser room door.

**11. Xcel Energy**

Reviewed by: Donna George, Right of Way & Permits / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / (303) 571-3524  
Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans for **Element by Westin**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within conduit and including a manhole along Blackhawk Street and requests that they are all shown on the plans. The label "XCEL" easement needs to be changed to "PSCO" easement. Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation. (see attached letter)

**12. Centurylink**

Reviewed by: Victoria Comer / [victoria.comer@centurylink.com](mailto:victoria.comer@centurylink.com) / (720) 520-3133

12A. CenturyLink has no comments or objections.

**13. Arapahoe County**

Reviewed by: Terri Maulik / [referral@arapahoegov.com](mailto:referral@arapahoegov.com) / (720) 874-6650

The Planning Division has no comments on this project; however, other Divisions and/or Departments in Arapahoe County may submit comments. We appreciate the opportunity to review and comment on this project.

**14. RTD**

C. Scott Woodruff / [Clayton.woodruff@rtd-denver.com](mailto:Clayton.woodruff@rtd-denver.com) / 303.299.2943

14A. The only comment the RTD has is to remind the developer that the grading needs to make sure they meet all the guidelines set forth in the easement along our tracks.



**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

November 29, 2018

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

Attn: Brandon Cammarata

**Re: Element by Westin, Case # DA-1944-03**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans for **Element by Westin**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within conduit and including a manhole along Blackhawk Street and requests that they are all shown on the plans.

The label "XCEL" easement needs to be changed to "PSCo" easement. Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.

The property owner/developer/contractor must complete the **application process** for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: [https://www.xcelenergy.com/start\\_stop\\_transfer/new\\_construction\\_service\\_activation\\_for\\_builders](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado