



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

Worth Discovering • auroragov.org

July 30, 2018

Scott Eccard
RLR Investments LLC
600 Gillam Rd
Wilmington, OH 45177

Re: Initial Submission Review- DVR- R&L Denver Service Center Addition - Conditional Use, Site Plan Amendment and Replat
Application Number: **DA-1342-03**
Case Number(s): **2005-6031-02, 2005-6031-03, 2018-3035-00**

Dear Mr. Eccard:

Thank you for your initial submission, which we started to process on Thursday, July 12, 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, August 23, 2018.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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 Commission hearing date is still set for Wednesday, October 10, 2018. 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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call. I may be reached at eobrien@auroragov.org or (303) 739-7209.

Sincerely,

Elizabeth O'Brien, Planner I
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Todd Heirls - Arcwest Architects - 1525 Raleigh St. Suite 320
Phillip Fowler - Arcwest Architects - 1525 Raleigh St. Suite 320
Susan Barkman, Neighborhood Services
Thelma Gutierrez, ODA
Filed: K:\\$DA\1342-03rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- As a result of their operations expansion, the applicant is required to bring their site into compliance with their existing approved landscape plan. However, they have agreed to add additional landscaping to Airport Boulevard as they have decided to remove vehicular access in this location. No additional landscaping beyond what is being proposed for Airport Boulevard is required. - Landscaping
- There will be trees affected by the addition of a building on this site. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. – Forestry
- Please see red lines for numerous comments regarding sidewalk dimensions and storm sewer systems. – Civil Engineering
- See red lines for comments regarding easement dimensions and labels for Site Plan and numerous comments regarding the submitted plat. – Real Property
- Use existing address 16500 E Smith Rd for building addition. Please submit a preliminary digital addressing. – Addressing
- Please see comments regarding utilities on the Site Plan. – Utilities Department
- Please add sight triangles to the Site Plan and incorporate other changes into the Site Plan, Traffic Impact Study and Letter of Introduction / Operations Plan. – Traffic Engineering
- See numerous comments from Fire and Life Safety. – Fire and Life Safety

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

Name: Sherry Stumbaugh

Organization: Norfolk Glen Neighborhood Association

Address: 15804 E 17th Pl, Aurora, CO 80011

Phone: 3033644478

Comment: We approve all three components of this application. However, property management of existing landscape along Smith Road and Airport Road needs to be maintained consistently, including removal of weeds and trash. With these development changes we request new and existing landscape be maintained and the quality level proposed. We also request that the old, tattered fabric “Now Hiring” banner be removed from the fencing along Smith Rd. City of Aurora code defines the time limitation for temporary signs.

2. Completeness and Clarity of the Application

2A. Please submit the Operations Plan separately from the Letter of Introduction.

2B. Please revise your letter of introduction to explain how your proposal meets each of the approval criteria for a conditional use. This criteria is outlined in code Section 146-402. Also explain how your proposal meets each of the approval criteria for a Site Plan. This criteria is outlined in code section 146-405. Please see the redline comments on your letter of introduction.

3. Lighting

3A. Please specify the lighting type of elements detailed on the building elevation as it relates to the lighting specifications provided in the photometric plan.

3B. Details for light type ‘E’ should be included with the specifications for the other lighting types.

3C. Wall pack lighting must be downcast. Please ensure that the lighting type provided in the specifications is downcast.



4. Landscape Design Issues

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / 303 - 739-7189/ PDF comments in teal.

Site Plan

Sheet 5

- This sheet may be removed from the plan set.

Sheet 6

- As a result of their operations expansion, the applicant is required to bring their site into compliance with their existing approved landscape plan. However, they have agreed to add additional landscaping to Airport Boulevard as they have decided to remove vehicular access in this location. No additional landscaping beyond what is being proposed for Airport Boulevard is required.
- There are five existing trees along Airport Boulevard before the first grouping of four proposed evergreen trees. Due to the existing trees, four evergreens may not fit. Consider removing at least one of the proposed evergreen trees.

Sheet 7

- Adjust tables and charts accordingly based upon the landscape and site work being proposed.

5. Architectural and Urban Design Issues

5A. Please dimension the overall building elevations from Base Plane to Roof Ridge.

5B. A legend detailing the materials and colors used for the building elevations is helpful. Ideally, this legend is on the same page as the building elevations. If this legend is not included on this page, please reference sheet 13 for materials used on the exterior. "For materials used, please see sheet 13".

5C. Please include materials and specific colors for details on details sheet.

5D. Where is the trash enclosure located? The footprint of the trash enclosure should be marked on the Site Plan sheet.

6. Signage Issues

6A. Please specify existing and proposed signage in the data block. If any signs are added to the site, they must be clearly detailed in terms of location, size and cross section details.

7. Other Site Planning and Technical Issues

Sheet 1

- Please ensure that the information included in the data block is consistent with the information in the data block for the 2005 Site Plan.
- Add square footage of the land area within property lines.
- Please include a border with the Site Plan name, title of the sheet, amendment block, page number and contractor information. This border should be consistent between the sheets of this submission. See example below:



al by the
particulars
and
its, and
I find
some
of this
Aurora.
see
this
M.
SP-1

construction company, inc.
dcb

SITE PLAN APPROVAL
F.H. CALBERS
SMITH ROAD AND AIRPORT BLVD.
AURORA, COLORADO
COVER SHEET

Design: DCR
Drawn: DCR
Reviewed: M.A.
Date: 5/15/16
Design Project No: 02-901/
Construction Permit No:
Drawing No: SP-1

Sheet 2

- Easements should match the easements details on the plat associated with this site.
- Please include a shortened legal description in addition to the zoning for all adjacent properties.
- This Site Plan should show only future conditions. Existing elements to be demolished should not be included on this sheet.
- Insert “Addition” after “Building”.
- Delete “Proposed” before “Building”.
- Please specify where the chain-link fence begins and where the decorative fence ends.
- “N. Airport Boulevard”.

Sheet 3

- Again, please only include elements that will remain after construction of the addition. These pages should represent future conditions of the site, not current conditions.
- Please label property boundary line.
- Insert “Addition” after “Building”.
- Delete “Proposed” before “Building”.

Sheet 4

- If the element is being removed from the site, please remove the item from this sheet.
- Insert “Addition” after “Building”
- Delete “Proposed” before “Building”

Sheet 11

- This is a good example of the future uses that should be included on the Site Plan. This sheet could be used for the proposed Site Plan on sheet 2 as it does not include any of the existing elements. Otherwise, this sheet may not be necessary.



- Please include a scale bar.
- Please insert an appropriate sheet name and include in the border details.

Sheet 12

- Please insert an appropriate sheet name and include in the border details.

Sheet 13

- Please insert an appropriate sheet name and include in the border details.
- Add “On Southern Property Line” to “Chain-Link Elevation” if appropriate.

Sheet 14

- Please make the property boundary line darker to remain consistent with previous sheets.
- Include scale bar.
- Include AE Design marker in the border details for this sheet.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering

Kristen Tanabe/ 303-739-7306/ ktanabe@auroragov.org / comments in green

Site Plan

Sheet 2

- Please dimension existing sidewalks.

Sheet 3

- Add a note indicating if the storm sewer system is public or private and who will maintain it.
- Please add flow directions and arrows.
- Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.

Sheet 4

- Add a note indicating if the storm sewer system is public or private and who will maintain it.

9. Life Safety

William Polk / 303-739-7371 / wpolk@auroragov.org / comments in blue

Site Plan

Sheet 1

- 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.



- Replace Note 9. with the following: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- Remove this portion of Note 4.
- Provide and identify the required and provided Van Accessible parking spaces according to the 179 spaces required
- Please indicate within the data block if this structure is sprinklered or non-sprinklered.
- 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 2

- This fire hydrant location does not match the Parking Island section. Revise all sheets reflecting this fire hydrant's location.
- Identify and provide bollard protection for this fire hydrant. (TYP)
- Identify all existing fire hydrants by label and identify within the legend. TYP
- The site, landscape, and utility plans must reflect the location of all fire hydrants and FDCs
- Please provide and identify the exterior fire riser door/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.)
- Identify bollard protected fire hydrants within the legend. TYP
- Please show the location of fire department access doors on the site plan using the following criteria: One or more access doors shall be provided in each 100 lineal feet or major fraction thereof, of the exterior walls that face required access roadways. TYP of Utility, Landscape, and photometric sheets.
- Advisory note: the turning radii shall be a minimum of an inside of 29' and outside of 52'. (Show dashed fire lane typical on Site, Landscape and Photometric Plans.)

Sheet 4

- There should be an existing fire hydrant located in this area. Please identify if applicable. TYP
- It appears to be a fire service line and a FDC located in this area. Please confirm the location, size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system and if there is an existing FDC. Example for fire service line label: 8" Fire Line DIP (Private), FDC w/approved Knox Hardware.
- Advisory note: The turning radii shall be a minimum of an inside of 29' and outside of 52'. (Show dashed fire lane typical on Site, Landscape and Photometric Plans.)



- Traffic typically requires a 35' setback for gating systems. Were these gating systems approved by the city and was a license agreement obtain through Real Property since they encroach over fire lanes? Please work with Traffic to resolve. Identify all existing fire hydrants by label and identify within the legend. TYP
- Please show the continuation of the piping of the fire service water line supporting the interior automatic fire sprinkler system. Also, relabel fire line as "8" Fire Line DIP (Private)".
- Please provide and identify the exterior fire riser door/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 site, landscape, and utility plans must reflect the location of all fire hydrants and FDCs
- This appears to be a stub out. Please clarify. If this is a fire service line, it cannot be located underneath a structure.
- Advisory note: The turning radii shall be a minimum of an inside of 29' and outside of 52'. (Show dashed fire lane typical on Site, Landscape and Photometric Plans.)
- Show the location of all proposed fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

Sheet 5

- Advisory note: Landscaping material cannot physically or visually obstruct fire hydrants from responding fire crews. The separation requirements from fire hydrants must meet both life safety (typically 5 feet and no material greater than 2 feet in height) and landscaping requirements.
- 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 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 Site, Utility, Elevation and Photometric Plans.)

Sheet 6

- 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 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 Site, Utility, Elevation and Photometric Plans.)

Sheet 12

- 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 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 Site, Utility, Landscaping and Photometric Plans.)

Plat

Sheet 4

- Please revise the fire lane easement in this area to reflect an inside turning radii of 29' and outside turning radii of 52'.
- Coordinating with the Site plan revised to reflect new fire lane easement. TYP

9. Forestry

Jacque Chomiak / jchomiak@auroragov.org / 303-739-7178 / comments in purple



There will be trees affected by the addition of a building on this site. Tree mitigation is always above and beyond regular landscape requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

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. These details have already been shown on the plan. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29.

If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. The caliper inches that will be lost are 130''', but only 83'' would be required for planting back onto the site. The mitigation value is \$10,968.00.

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

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Siberian elm	5	\$308.49	Tree mitigation will be required.	4
2	Blue spruce	5	\$474.60		4
3	Austrian pine	7	\$660.81		6
4	Austrian pine	6.5	\$630.94		6
5	Honeylocust	3	\$0.00	Too small for mitigation <4"	0
6	Kentucky coffeetree	5	\$561.97		4
7	Honeylocust	5	\$416.12		3
8	Austrian pine	10.5	\$1,503.10		8
9	Blue spruce	5.5	\$531.45	Tree is dead	4
10	Austrian pine	7.5	\$710.51		6
11	Austrian pine	8.25	\$1,057.11		8
12	Honeylocust	3	\$0.00	Too small for mitigation, but is dead.	0
13	Kentucky coffeetree	4	\$351.60		3
14	Honeylocust	4	\$0.00		0
15	Austrian pine	6.5	\$457.61		4
16	Blue spruce	5	\$457.02	Tree has dead main leader & is in decline. No mitigation required.	4
17	Austrian pine	5	\$0.00		0
18	Austrian pine	6	\$400.17		4
19	Honeylocust	4	\$0.00	Tree has a dead leader & is in decline. No mitigation required.	0
20	Kentucky coffeetree	3	\$0.00		0
21	Honeylocust	3	\$0.00		0
22	Austrian pine	10	\$1,532.16		9
23	Austrian pine	8	\$913.88	Too small for mitigation <4"	7
Total		129.75	\$10,967.53		83



10. Real Property

Darren Akrie/ 303-739-7337/ dakrie@auroragov.org / comments in pink

Maurice Brooks/ 303-739-7294/ mbrooks@auroragov.org / comments in pink

Plat

Sheet 1

- Please send in the State Monument record for the aliquot corner.
- Resolve issues with the margins on sheet 1.
- Under Covenants, please change “Section 138-105” to “Section 126-505”.
- For the vicinity map, please add and label all the public streets within ½ mile of the site.
- Add date lines under the City Approval section.

Sheet 2

- Please resolve issues with the margins.
- Notes 6, 7, and 9 do not belong on the plat. If needed, please add them to other documents.
- Please fill in the information for the title work under Note 11.

Sheet 3

- Please resolve issues with the margins.
- Show and label off-site 30’ drainage easement.
- Add “16” to “Utility Easement” for multiple labels. Please see redlines.
- Please add the tic mark between the curve and the tangent line.
- Check the highlighted number against the closure sheet.
- Please check the referenced distance.
- Check the scale of the drawing – they don’t measure the same as the ratio.
- Delete “A” from the legal description.
- Please delete the old reference highlighted on sheet 3.
- Please add the area in square feet and acres under the legal description.
- Add the complete description from Monument Record.
- Delete ownership information on the plat.
- Please show and label the off-site adjacent easement.
- Please show and label 50’ drainage easement.

Sheet 4

- Please check the distance highlighted in the redlines.
- Please add 16’ utility easement label where appropriate.
- Please check the referenced number against the closure sheet.
- Delete “Hereby Created by This Plat” where appropriate.
- Add “23’ Fire Lane, Access and Utility” in between “Existing” and “Easement to be Vacated by Separate Document”.
- Delete “A” from legal description.
- Please delete lot line and reference to lot line.
- Add the area in square feet and acres under the legal description.
- Please delete old plat reference.
- Contact Fire and Life Safety to see if this radius will suffice.
- Please check the scale of the drawing – they don’t measure the same as the ratio.
- Add Right of Way width and record information.
- Add the complete description from Monument Road.
- Delete ownership information from the plat.
- Please add “Private” to “Drainage Easement”



Closure Calculations

Sheet 2

- Please check highlighted information.

Site Plan

Cover Sheet

- Please revise Note 7 to ensure that the note reads “All crossings and encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage, or repair to City facilities that may result from the installation, operation, or maintenance of said private irrigation systems or private utilities.”

Sheet 2

- Add the curve data shown on the plat.
- Please label all 16' utility easements noted in the redlines for this Site Plan.
- Label existing sidewalk easement.
- Add Right of Way width of Smith Road.
- Please show the overall distance of the landscaped area.
- Label existing sidewalk easement.
- Please match the plat distance.
- Add the curve data shown on the plat.
- Please add the Right of Way width for Airport Blvd.
- Revise legal description to read “Lot 1, Block 1”
- Add “Amendment No. 1” after :Filing No. 3”
- Please add the area of the lot in square feet and acres under the legal description.
- Please delete the existing lot line from this Site Plan.
- Add “23' Fire Lane, Access and Utility” in between “Existing” and “Easement To Be Vacated” and “By Separate Document” to the end.
- Please label 16' utility easement.
- Please label private drainage easement.
- Please add “Amendment No. 1” to the end of the legal description
- Add the area of the lot in square feet and acres under the legal description.

11. Addressing

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org , 303-739-7357

Use existing address 16500 E Smith Rd for building addition.

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. Please e-mail these files to me.



12. Traffic Engineering

Briana Medema / 303-739- 7336/ bmedema@auroragov.org / comments in yellow

Site Plan

Sheet 2

- Add sight triangles here.

Sheet 6

- Add sight triangles here.

Traffic Impact Study

Page 2

- Airport Boulevard, not Road.
- Please include a line for the existing building, a line for the new addition and a total.
- Per Traffic Impact Study Guidelines, "Use the most current Trip Generation Manual (and updates) published by the Institute of Transportation Engineers (ITE) to estimate trip generation rates." Update per 10th Edition.

Page 3

- As part of the Pre-Application notes and stated on the Site Plan, "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." Please add a note or comment that re-striping is the responsibility of the developer here.

Figure 2

- Update. This Site Plan is illegible. Consider replacing it with the Site Plan that was submitted or increasing the scan quality.

Figure 4

- Please update / rescan this page as it appears to be shifted.
- Please provide a length in feet for the proposed turn pocket.

Figure 5

- Scan quality is an issue. Site Circulation Plan is OK.

Last page

- Provide 3 lines in this table. Existing building, new addition and total. Update narrative accordingly.
- This does not match the proposed use. Update.
- Per Traffic Impact Study Guidelines, "Use the most current Trip Generation Manual (and updates) published by the Institute of Transportation Engineers (ITE) to estimate trip generation rates." Update per 10th Edition.

Operations Plan

Sheet 1

- Please remove the 2 arrows exiting the wrong way or switch the direction on these arrows.

13. Utilities Department

Steven Dekoski / 303 - 739 - 7490/ sdekoski@auroragov.org / comments in red

Site Plan

Sheet 4

- Show and label existing water meter size. A water fixture unit table is required to determine the adequacy of the existing water meter.
- A new hydrant will be required to be connected to the new main.
- Disconnect and cap at the main. Build a new private fire line service with valve as part of the extension of water main.
- Water line must be 10' minimum from the building.



14. CenturyLink

Name: Victoria Comer

Organization: CenturyLink

Address: 5025 N. Black Canyon Hwy, Phoenix, AZ 85015

Phone: 8305136614

Email: victoria.comer@centurylink.com

Comment: Please see attached letter.

15. Xcel Energy

Name: Donna George

Organization: Xcel Energy

Address: 1123 W 3rd Avenue, Denver, CO 80223

Phone: 3035713306

Email: donna.l.george@xcelenergy.com

Comment: Please see attached letter.



CenturyLink
5025 N. Black Canyon Hwy
Phoenix, AZ 85015

July 18, 2018

Elizabeth O'Brien
Aurora City Planning and Development
eobrien@auroragov.org
303-739-7250

Re: Case Number: DA-1342-03
Case Name: DVR – R&L Denver Service Center Addition
Address: **SW Corner of Smith Road and Airport Blvd, Lot 001, Block 001, Frank T. Ferris Subdivision Flg. No 3**
Case Type: Site Plan Amdt. and Replat
Comments Due: July 28, 2018
Case Manager: Elizabeth O'Brien

Dear Mrs. O'Brien:

CenturyLink has no objection to the Site Plan Amendment and Replat.

Respectfully,

Karen Caime

Karen Caime
Network Real Estate
Karen.Caime@centurylink.com
P801955 / N.386068



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 27, 2018

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

Attn: Elizabeth O'Brien

Re: DVR – R&L Denver Service Center Addition, Case # DA-1342-03

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **DVR – R&L Denver Service Center Addition** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. The property owner/developer/contractor must complete the **application process** for any new natural 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). 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.

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions with this referral response.

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