



Planning Division  
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October 3, 2022

Chad Ballard  
Paradigm Systems, Inc.  
2513 Elmira Street  
Aurora, CO 80010

**Re: Second Submission Review – Elmira North – Site Plan with Adjustment and Subdivision Plat**  
Application Number: **DA-2029-02**  
Case Numbers: **2022-3026-00; 2017-6009-01**

Dear Mr. Ballard:

Thank you for your second submission, which we started to process on September 14, 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 October 21, 2022.

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.

A Planning Commission hearing date will be scheduled after your next submission. 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 303-739-7450 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Kay Galligan, Factor Design Build  
Jesse Donovan, Brightlighter Engineering  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\\$DA\2029-02rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Public Service Letter (External Referral)
- Update Letter of Introduction (Planning)
- Exterior (Planning)
- Building Perimeter Landscaping (Planning and Landscaping)
- Preliminary Drainage Report (Public Works)
- Street Improvements (Public Works)
- Parking area Pavement (Public Works)
- Lighting Standards (Public Works)
- Parking Accessibility (Fire/Life Safety)
- Site Triangles (Traffic)
- Identify Knox Box (Fire/Life Safety)
- Looped Water Source (Fire/Life Safety)
- Open Style Fence (PROS)
- Title Commitment (Real Property)
- Utility Easement (Real Property)

### PLANNING DEPARTMENT COMMENTS

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

- 1A. Please add percentages and square feet totals of exterior products to the cover sheet data block as well.
- 1B. Please update the Letter of Introduction to include the additional information outlined in the redline comments. This letter should provide a broad overview of the project and members of the public or Planning Commission should be able to read this letter and understand what is proposed without looking at the Site Plan. Second request. **Factor Response: Percentages and SF added to cover sheet. Letter of Introduction has been updated and re-uploaded.**

#### 2. Architectural and Urban Design Comments

- 2A. Staff renews its recommendation to provide colored elevations prior to Planning Commission in order to better illustrate what is proposed. This is not a requirement but is helpful to allow the commissioners to better understand the different materials and features of the building.

**Factor Response: Colored Elevations have been uploaded.**

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

- 3A. Sheet 5
- Turn the interior of the building off.
- While a nice evergreen shrub, boxwoods do not perform well here. Please select another species of shrub.
- Label the building perimeter landscape table.
- Update the building perimeter landscape table per the comment provided.

**Landscape Plan have been updated and comment responses added to Redlined Document.**

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 4. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 4A. The Site Plan will not be approved by Public Works until the preliminary drainage report/letter is approved.
- 4B. Min 45' flowline radius required.
- 4C. Repeated comment:
- Per the previous agreement, the removal and reconstruction of the full width of Elmira Street adjacent to the northern lots including the cul-de-sac to current City of Aurora standards. The improvements include required demolition, grading, pavement, utility adjustments and/or extensions as well as any

**ALL RESPONSES TO THE CIVIL COMMENTS ON SHEETS 3 AND 4 ARE INCLUDED IN THE REDLINED DOCUMENT**



repairs required to curb, gutter, sidewalk, and curbside landscaping, including trees, due to damage from the reconstruction work. No TCO or CO will be issued for the proposed buildings until these improvements are completed and accepted.

- 4D. The existing roadway installed was not per plan and does not meet current COA standards.
- 4E. The pavement represented on the site plan is all concrete. Clarify if there is a different pavement material for the parking and drive aisle. 5' sidewalk required.
- 4F. Streetlights in ROW need to meet COA requirements including nomenclature (SL-1) and fixture type.
- 4G. SL-1, refer to draft lighting standards.

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

- 5A. Move sight triangle to the center of exiting lane.
- 5B. Add a sight triangle. **Sight Triangles have been updated.**

**6. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- 6A. Identify the Knox Box as an X within a box symbol and label it with the following example: "Knox Box.
- 6B. Add the following Fire Life Safety landscape note:  
LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- 6C. Please verify with Planning the parking and accessible parking count is acceptable. Also, Fire Life Safety cannot reduce the IBC accessibility requirements to include parking.
- 6D. Provide a curb block for any stalls with posted signage.
- 6E. Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box.
- 6F. There are two FDC locations being shown. Please revise to show the location of the FDC.
- 6G. Sheet 4: This appears to be problematic. A looped water source is required. Was prior approval of this dead-end water line obtained? If not, a discussion needs to be scheduled to resolve this issue.
- 6H. The second request- Is this a dead-end water main? If so, verify that a looped water supply will be required. **All Comment responses on Redlined Document.**

**7. Aurora Water** (Chong Woo / 303-739-7249 / [cwoo@auroragov.org](mailto:cwoo@auroragov.org) / Comments in red)

- 7A. Approved.

**8. PROS** (Joe Odrzywocik / 303-739-7154 / [agrimisma@auroragov.org](mailto:agrimisma@auroragov.org) / Comments in mauve)

- 8A. Install open style fence in accordance with PROS standard along property line.

**9. Real Property** (Ian Wood / 720-486-4531 / [iwood@auroragov.org](mailto:iwood@auroragov.org) / Comments in magenta)

- 9A. Title commitment past 120-day requirement, updated commitment needed.
- 9B. Per updated title commitment, add signature block for mortgage holder (Deed of Trust).
- 9C. Remove "Reword:" from paragraph in notes.
- 9D. Add 10' Utility Easement along lot perimeters.
- 9E. Show reception # for 10' Utility Easement.



**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

September 27, 2022

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

Attn: Elizabeth Fuselier

**Re: Elmira North – 2<sup>nd</sup> referral, Case # DA-2029-02**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and replat for **Elmira North**. Please be aware PSCo owns and operates existing electric distribution facilities within the proposed project area. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

No resubmittals necessary.

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