



Planning Division  
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August 7, 2017

Mr. Igor Davidson  
Denver Limo Inc.  
16648 E. 2<sup>nd</sup> Avenue  
Aurora, CO 80011

**Re: Second Submission Review – Denver Limo Services at Lockheed**  
Site Plan Amendment with Waiver and Replat  
Application Numbers: **DA-2078-00**  
Case Number: **1990-6023-03; 2017-3028-00**

Dear Mr. Davidson:

Thank you for your submission, which we started to process on July 12, 2017. We have reviewed your submission and attached are 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 August 18, 2017.

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.

In order to allow for another review, your estimated Planning Commission hearing date has been moved to September 13, 2017.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Planner I  
City of Aurora Planning Department

cc: Galina Coan, Beegate LLC., [galinacooan@yahoo.com](mailto:galinacooan@yahoo.com)  
Meg Allen, Neighborhood Liaison  
Gary Sandel, ODA  
Filed: K:\\$DA\2078-00rev2.rtf



## *Second Submission Review*

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

- Font Error
- Sight Triangles (Traffic)
- Grading and Drainage (Engineering)
- Water and Sewer Fixtures and Interceptor (Water)
- Landscape Buffers (Planning)
- Planning Commission Hearing date postponed
- Address all redline comments on the Site Plan from other City departments regarding items such as notes, landscape, grading, accessibility, sight triangles and ramps.

### **PLANNING DEPARTMENT COMMENTS**

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

##### **Site Plan**

- 1A. The font used in the drawings is not compatible with our system and isn't displaying properly. Please revise.
- 1B. Replace the legal description with the appropriate description from the proposed plat.
- 1C. Revise waiver request and copy to Sheet L100.0. Add waiver request for requirements of Section 146-1451(D), Building Perimeter Landscape, as well.
- 1D. Site Data should only be located on one sheet to prevent conflicting information. Consolidate information and eliminate from either cover sheet or site plan. A significant amount of the site data isn't readable due to the font issue. Additional information may be requested.
- 1E. What is the purpose of the numbered items on the site plan? The numbers are not used to label items and the list isn't descriptive enough to be considered notes. Please clarify.
- 1F. Revise sight triangles per COA standards.
- 1G. Add the legal description, lot area and building area to the Site Plan sheet.
- 1H. Is there a monument sign proposed? If so, only indicate the location but do not show dimensions. Signage can be permitted separately as long as it is in compliance with Code.
- 1I. Extend the stone veneer along the western building façade to the north end of the adjacent building. That is the area that will be visible from the street.
- 1J. Label wall sign areas on elevations but do not include dimensions. Signage will be by separate permit per code standards.
- 1K. Columns are required every 120 LF adjacent to collectors ([Section 146-1743](#), Table 17.2). Please revise plans and notes on details.
- 1L. Sheet 9 has been included twice. Please delete one.
- 1M. Add street names to the Vicinity Map.

#### **2. Waivers**

- 2A. Revise the waiver justification as shown on redlines. Show the waiver request on the cover sheet as well as Sheet L100.0.
- 2B. Add a waiver request to Code [Section 146-1451](#)(D) for building perimeter landscape. Show on cover sheet and Sheet L100.0



### **3. Streets and Access Issues**

- 3A. Revise sight triangles to meet COA standard.
- 3B. Expand the sidewalk on the north end of the building to provide access to Knox box and FDC.
- 3C. Provide an accessible ramp where the accessible route crosses a vertical curb.
- 3D. Thank you for providing the Laredo St. section for reference. You can remove it from the plan set now.

### **4. Architectural and Urban Design Issues**

- 4A. Extend the stone veneer along the west façade to the northern edge of the adjacent building. Length is shown on redlines.

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

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

#### **5A. Sheet A0.00**

- Make sure all the site plan notes are consistent in case.
- Remove the extraneous lines.

#### **5B. Sheet L.100.0**

- Please provide all utilities with the next submittal.
- Please provide existing and proposed contours with the next submittal.
- Please include dimensions and labels for all existing and proposed easements.
- While not required, but highly recommended to provide shredded cedar mulch around all plant material and rock mulch between beds due to the heat that tends to bake plants when rock is applied as the only mulch around plants.
- List the landscape waiver being requested on the landscape plan. Include a second waiver for building perimeter landscaping.
- There appear to be miscellaneous lines on this sheet. Can they be turned off? Are they easement lines that should be called out and dimensioned?
- Provide some screening in the location of the proposed utilities and transformer.
- Landscaping for the buffer should be located on the outside of the fence. Buffer plant material is required to mitigate the effects of blank walls and fences.
- Remove the rows of shrubs where indicated. The trees provided behind the back of walk may serve as the standard right-of-way or street trees and the required buffer trees.
- What is the thin line seen on the plan. Refer to the comments in teal.
- Dimension and label the landscape buffer where indicated.
- Update the plant quantities where noted.
- Call out the fence.
- Because the plant material along the southern boundary is part of the required buffer, the plant material should be located on the outside of the fence.
- The measurement and plant quantities for the southern buffer should be adjusted to reflect the measurement as indicated.
- There are still several city required landscape notes as identified in the Landscape Reference Manual that are missing.
- The west and southern buffers require 1 tree and 5 shrubs per 40 linear feet. Not 1 tree and 10 shrubs per 40 linear feet.
- Add a column to the Buffer/Island LS Table that indicates the buffer required and provided.
- Provide a separate water usage table that includes the square footages of each water usage category i.e. non-water conserving, water conserving and non-water using. Refer to the Landscape Reference Manual.
- Provide the percentage of sod.
- Black Walnut trees do not have a good success rate here. Please select a different tree species.



**6. Addressing** (Cathryn Day / 303-739-7357 / [cday@auroragov.org](mailto:cday@auroragov.org))

No additional comments at this time.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Civil Engineering** Janet Bender / 303-739-7512 / [jbender@auroragov.org](mailto:jbender@auroragov.org) / Comments in green)

7A. Plat and Site Plan:

- The sidewalk easement shall include the full sidewalk in addition to the 0.5' behind the walk.
- Drainage easement for biofiltration pond including access extending from COA ROW shall be shown, unless will be provided by separate document.

7B. Site Plan:

- The landscape area along E Lockheed Drive when measured from the front face of the curb to sidewalk is 8.5'.
- The sand/oil interceptor should be stated as private.
- The existing sidewalk easement along Laredo Street shall be dimensioned and shown, please note that the easement includes the 0.5' from back of walk.
- All existing drainage facilities that are shown shall be identified as existing with size and type of facility, typical all sheets.
- The slopes away from the north side of the building shall comply with 2.08.1.06.2 of Roadway Specifications.
- Please identify slope in handicap parking area adjacent to building.
- Offsite flow from the south cannot be redirected away from site.
- Identify type of pavement, whether concrete or asphalt.
- The minimum of 0.50% slope on all concrete surfaces, minimum 1% slope on all asphalt surfaces shall be met.
- Numerous sheets there is an error with the characters, showing a box for the character.
- Please confirm with the Planner Department whether pdf sheet 14, which is an approved sheet from a civil plans, should be included with the site plan.

7C. See redlines for additional comments in green.

**8. Traffic Engineering** (Victor Rachael / 303-739-7309 / [vrachael@auroragov.org](mailto:vrachael@auroragov.org) / Comments in orange)

8A. Revise sight triangles per COA STD TE-13.1.

**9. Fire / Life Safety** (Neil Wiegert / 303-739-7613 / [nwiegert@auroragov.org](mailto:nwiegert@auroragov.org) / Comments in blue)

9A. Font error makes reading and interpreting all notes difficult. Additional comments may be forthcoming when the font is changed.

Site Plan

9B. Sheet 1 of 14 / Title Sheet:

- The building is required to be sprinklered. Please revise note.
- Revise Note 8 and handicap parking note as shown on redlines.
- Verify bike rack requirements.

9C. Sheet 2 of 14 / Site Plan Sheet:

- Extend the sidewalk on the north side of the building to provide a maintained surface in front of the FDC and Knox box.
- Revise the Knox box label
- Extend the accessible route and 36" wide minimum sidewalk to the public sidewalk to connect the second exit to the public way.
- Provide a 48" wide gate for fire department access in the northwest corner of the site, near the second exit and add note as provided on redlines.
- Provide an accessible ramp in areas where the accessible route crosses a vertical curb.
- Provide a symbol and label a Knox box at the south entrance gates.



9D. Sheet 4 of 14 / Utility Plan:

- Delete the Knox box label as indicated on redlines.

9E. Sheet 5 of 14 / Landscape Plan:

- Make sure FDC and Knox Box are labeled consistent with site plan.

9F. Sheet 6 of 14 / Photometric Plan:

- Add the accessible route and verify one footcandle of illumination along its entire length to the public way.
- Add note provided on redlines.

9G. Sheets 8, 9, 12 and 13 of 14 / Building Elevations:

- Relocate the address to the north elevation.

9H. Sheet 11 of 14 / Details

- Detail notes aren't readable and will require another review.

**10. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

10A. A fixture table is required to determine the size of the water meter.

10B. Backflow devices area required to be located inside the building.

10C. There is a potential conflict with the fiber optic line at the proposed meter location. A private fire line will not have a meter.

10D. Use a saddle tee connection at the main.

10E. Use SCH 40 pipe for the sand and oil interceptor. Change to SDR 35 after the interceptor clean-outs.

10F. Include the sand and oil interceptor size and details in plumbing pages of building plans.

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

Plat

13A. The plat is a resubdivision of Lots 1 & 2, Block 1. Please revise the Block number.

13B. Increase the scale of the Vicinity Map to better show the site location. Make sure adjacent streets are labeled.

13C. Revise "Parcel Description and Dedication" to Legal Description.

13D. Label the left drawing. Is it a representation of the new plat relative to the old subdivision?

13E. Make sure drawing description matches legal description.

13F. Use measured dimension on drawing.

13G. Add a reference to the southeast site corner to match the legal description.

13H. Remove logos from sheets.

Site Plan

13I. Use correct Aurora Centretech Park plat reference and change legal description to match.

**12. Outside Referrals**

14A. Xcel Energy, Donna George

See following page.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3524  
donna.l.george@xcelenergy.com

June 2, 2017

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

Attn: Deborah Bickmire

**Re: Denver Limo Services at Lockheed, Case # DA-2078-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment and replat for **Denver Limo Services at Lockheed**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along East Lockheed Drive. The property owner/developer/ contractor must contact the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register so you can track your application) and complete the application process for any new gas or electric service, or modification to existing facilities. 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.

Please note that the Range on all documentation should be changed to "66 West".

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  
Contract Right of Way Referral Processor  
Public Service Company of Colorado