

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



Worth Discovering • auroragov.org

October 19, 2021

Jon Fitzpatrick
Pivot Energy
1750 15th Street Suite 400
Denver, CO 80202

Re: Initial Submission Review – Pivot Energy Solar – Site Plan
Application Number: **DA-2290-00**
Case Numbers: **2021-6044-00**

Dear Mr. Fitzpatrick:

Thank you for your initial submission, which we started to process on September 27, 2021. 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 12, 2021.

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 Commission hearing date is still set for January 12, 2022. 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.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Rick Hagmayer – Enertia Consulting Group 1529 Market Street Ste 200 Denver CO 80202
Scott Campbell, Neighborhood Liaison
Daunte Rushton, ODA
Filed: K:\\$DA\2290-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Standard Site Plan Notes (Planning)
- Fencing/Gating Elevations (Planning and Fire/Life Safety)
- Drainage Easements (Public Works)
- Barricade System/Easements (Fire/Life Safety)
- Grading and Erosion Control Plan (Aurora Water)
- Fire Lane Corridor Dedication (Real Property)
- Glare Analysis (Buckley Space Force Base)

PLANNING DEPARTMENT COMMENTS

Planning Comments (Liz Fuselier / 303.739.7450 / EFuselie@auroragov.org / Comments in dark teal)

1. Community Questions, Comments and Concerns

- 1A. This Site Plan is located within the Airport Influence District for Buckley Air Force Base. Please submit the signed and recorded easement when you upload files. Staff needs to be in receipt of the Avigation Easement prior to the issuance of any building permits.
- 1B. Please label oil and gas monitoring wells on site per your letter of introduction.

2. Completeness and Clarity of the Application

- 2A. Add required Site Plan notes. Find these at the end of this document. Anywhere these notes conflict with the notes specifically listed by other departments, the notes by other departments apply.
- 2B. Include any needed Landscaping deferrals language or adjustments to Site Plan coversheet.
- 2C. Delineate the location of the Solar Garden III on the Site Map.
- 2D. The Site Plan title should be: Pivot Energy Aurora Community Solar Garden-Site Plan
- 2E. Add an Amendment Block.
- 2F. Add rows and columns to the Data Block.
- 2G. Label Solar Garden on all sheets.
- 2H. Confirm height of chain link fence and adjust accordingly on all sheets and legends.

3. Architectural and Urban Design Issues

- 3A. Please add fencing and/or gating elevations used on this site. Include type and height of fencing/gating that may be visible from the ROW as well as internal to the site. Chain link fencing is not permitted along Tower Road and 6th Avenue.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 4A. No comments.

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 6A. Cover sheet note: Add the following note: 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
- 6B. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 6C. It appears the contours are existing but do not match the legend. Include proposed grading
- 6D. Label radius for fire lane. Include a typical section for the access/fire lane.
- 6E. Show proposed grading for the swale. Show/label proposed rain gardens. A drainage easement is required for all permanent water quality BMPs.

7. Traffic Engineering (Steven Gomez / 303-739-7656 / segomez@auroragov.org / Comments in amber)

- 7A. Sheet 3: Provide a STOP sign; Provide appropriate object marker signs. In depth signage review will be provided during civil plan review. Provide and note access width. Provide R1-1 sign and W1-1 sign.

8. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 8A. Please add site plan cover sheet comments.
- 8B. Provide the following Site Data Block Information:
 - 2015 IBC Construction type of each building(s).
 - 2015 IBC occupancy type. (Each building)
 - Number of building(s).
 - Square footage of building(s).
 - Gross square footage of building(s).
 - Height of building(s).
 - Sprinklered or not sprinklered.
 - Parking: Standard parking, accessible parking, van accessible parking, garage parking & tandem parking.
- 8C. Label the type of gating or barricade system being installed on the site plan using one of the following examples:
 - (2) 12' Automatic Sliding Gates with approved Siren Operated System, Knox Key Switch and Manual Release.
 - (2) 12' Manual Swinging Gate with Approved Knox Hardware. (Must swing into site)
 - (2) 12' Manual Sliding Gate with Approved Knox Hardware.
 - (2) 12' Electrical Sliding Gate with Approved Knox Hardware.
- 8D. A 20' fire lane easement will need a request for modification to be approved.
- 8E. It appears in many locations that fencing or gating system are encroaching into the fire lane easement. The minimum gate width shall be 23 feet and shall not encroach into the fire lane easement. Contact Grace Gray to start the License Agreement for the fence/gate crossing.
- 8F. Provide a 23' wide Fire Lane. With inside turning radii of 29' and outside turning radii of 52'. (Show dashed fire lane typical on Site, Utility, Landscape and Photometric Plans.) Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns.
- 8G. See updated signage examples on Site Plan. Fire lane signs can be located every 100' alternating sides.
- 8H. Gating and barricade systems must be located a minimum of 35 ft. back or the longest vehicle from the adjacent street flow line. (Typical) Label inside and outside turning radii. (Typical)
- 8I. Dead-end fire lane over 150' must have an approve turnaround per the 2015 IFC section D103.1.

9. Aurora Water (Daniel Pershing / 303-739-7490 / DDPershi@auroragov.org / Comments in red)

- 9A. See comments on Grading and Erosion Control Plan.



10. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

10A. No comments.

11. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

11A. Begin the Fire Lane corridor dedication process with Andy Niquette at dedicationproperty@auroragov.org.

11B. Add the standard notes on the first page of the site plan.

Outside Referrals

12. Buckley Space Force Base (Robert “Porter” Ingram/ 720-847-6295/ Robert.Ingram@spaceforce.mil)

12A. Buckley Space Force Base is in the process of reviewing DA-2290-00 Pivot Energy-Site Plan and analyzing potential impacts to the installation. The application has been referred to the Military Aviation and Installation Assurance Clearing House for glare/glint analysis. The 140th Air National Guard is also reviewing this project for impact to their flying mission and comments will be forthcoming.

13. Arapahoe County

13A. Please see the attached letter.

REQUIRED SITE PLAN NOTES

Copy any applicable notes into the Site Plan

- 1 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 as required by the City of Aurora.
- 2 All signs must conform to the City of Aurora sign code.
- 3 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."
- 4 Commercial Projects built under the 2015 IBC:
“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 entrances 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 International Code Council (ICC) a117.1-2009.

Accessibility Note for Commercial Projects Built under the 2009 IBC:

“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



- 5 The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
- 6 The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
- 7 All crossings or 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 lines or systems and/or private utilities.
- 8 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.
- 9 All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
- 10 All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.
- 11 Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
- 12 Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
- 13 All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
- 14 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. Ensure that all plan computations are correct.
- 15 All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.



- 16** Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc., are not allowed to encroach into any easement or fire lane.
- 17** (This note is required only when applicable)--
Attention Building Department: An acoustic analysis, prepared by an acoustic expert, and prepared according to the Planning Application Guidebook instructions, will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding Ldn (Ldn value to be determined for each project) under worse-case noise conditions.
- 18** (This note is required only when applicable)--
The vendor of any future sale of the real property shall provide the required notice per City Code Section 146-1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.
- 19** (This note is required only when applicable) --
State any requested waivers of development standards and the applicable terms and conditions pursuant thereto



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

PUBLIC WORKS & DEVELOPMENT

6924 South Lima Street
Centennial, CO 80112-3853
Phone: 720-874-6500
Fax: 720-874-6611

www.arapahoegov.com

BRYAN D. WEIMER, PWLF Director

Engineering Services Division Referral Comments

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Engineering Case Manager

RE: PIVOT ENERGY SOLAR - SITE PLAN
RSN DA-2290-00 (1574015)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. The purpose of this letter is to inform you that we have the following comments regarding the referral at this time based on the information submitted:

1. Based on the vehicle weights described in the traffic impact letter, it appears that an Oversize/Overweight Vehicle permit may be required for travel on Arapahoe County roadways. More information can be found on the Arapahoe County Website:
<https://www.arapahoegov.com/561/Permitting-and-Inspections>
 - a. Repair of any damage to the Arapahoe County roadways is the responsibility of the property owner. Please provide a memo of understanding to this affect, or add a note on the construction drawings.

Please know that other Divisions in the Public Works Department may submit comments as well.

Thank you,

Emily Gonzalez, P.E.
Arapahoe County Public Works & Development
Engineering Services Division
CC Arapahoe County Case No, O21-231