



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

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September 23, 2020

Jason Deyoung
Proof Civil Consulting Engineers
800 W 8th Ave. Suite 104
DENVER, COLORADO
USA 80204

Re: Upland/Farmland Industries(Katzke)- Site Plan Amendment
Case Number: 1995-6005-03

Thank you for your submission. We have reviewed it and have the following comments:

A. Life Safety

Mark Apodaca/303-739-7656/ mapodaca@auroragov.org/ blue fire life safety comments.

1. Sheet 1 of 6 / Cover
 - See comment for site data block.
 - See comment for accessible parking.
2. Sheet 2 of 6 / Site & Grading
 - See comment for adding multiple notes.
 - See comment for labeling gate system. Note: Contact Grace Gray to start the License Agreement for the fence/gate crossing fire lane easement.
 - Fire lane sign location comments
 - Comment for provide a 23' fire lane easement. Note: Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns.
 - Provide core samples to verify the existing pavement will support the 85,000 LB. imposed by the fire apparatus.
 - See comments for knox box, & FDC locations.
3. Sheet 5 of 6 / Photometric
 - See comment for accessible route.
 - See comment for pedestrian gate. Note: Will there be a pedestrian gate in this location? If so, add a label & provide gate detail.
 - Provide photometric for accessible route from main entrance to public walkway.
4. Sheet 6 of 6 / Photometric Details
 - See sign details.
 - See comment for add gate system notes.

B. Utilities

Casey Ballard/ 303-739-7382 cballard@auroragov.org / Comments in red

C. Landscaping

W. David Barrett 303-739-7133 wbarrett@auroragov.org

1. A landscape island is required in this general area. (See Site Plan). The most parking spaces in a row is 15, so an island is needed.
2. A low continuous landscape hedge between 3 and 4 feet high consisting of a double row of shrubs planted 3 feet on center in a triangular pattern is required.
3. Ornamental grasses shall not be used to screen parking lots.

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D. Real Property

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

- The proposed underground detention is partly located in a 52.5' P.S.C.O. easement. This easement contains a 115,000 volt electric line(s). Confirm that this underground detention is not conflicting with the electric line(s). Confirm with Engineering if the detention area needs to be a Drainage easement.

E. Drainage

Project Engineer Kristin Tanabe 303-739-7306 ktanabe@auroragov.org

- See comments in green.

Since there are several outstanding issues, you will need to make another submission. Please e-mail me the revised site plan. As always, if you have any comments or concerns, please give me a call. I may be reached at pingrum@auroragov.org or 303.739.7227

Sincerely,

A handwritten signature in blue ink, appearing to read "Porter Ingram".

Porter Ingram, Planner II
Planning and Development Services Department