

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



January 28, 2020

Saeedeh Khadem  
Smith Road LLC  
2201 Clinton St.  
Aurora, CO 80010

**Re: 2<sup>nd</sup> Technical Submission Review – SAEEDEH SMITH LLC TOW YARD – Site Plan, DPI, and Plat**  
Application Number: **DA-2178-00**  
Case Number: **2019-6022-00, 2019-3025-00, 2019-9002-00**

Dear Mr. Khadem:

Thank you for your latest submission. 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.

Additionally, a neighboring applicant Jose Acosta, requested that you or your consultant reaches out regarding a possible shared fenceline with cost-sharing. Jose is applying to construct contractor yard on the vacant lot immediately east of your primary building (within the “horseshoe”). He can be reached at 303-941-0961 or [jose@hqhomes.com](mailto:jose@hqhomes.com).

Since several important issues still remain, you will need to make another submission, while you continue to work with Public Works on the drainage report. Please note that final MYLARs will not be accepted until Public Works has approved the preliminary drainage report. I strongly recommend waiting to make your next submission until preliminary drainage report is approved by Public Works.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7450.

Sincerely,

Tanner Axt, LEED Green Associate  
Planner I  
City of Aurora, Planning & Development Services

cc: Fariba Samimi  
Wayne Anderson, AIA  
Becky Hogan, Edge Consulting  
Chad Fabre, Fabre Engineering  
Meg Allen, Neighborhood Liaison  
Jacob Cox, ODA  
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## 2<sup>nd</sup> Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Phasing Plan (Planning/Landscaping)
- Plants adjacent to utilities and fencing (Landscaping/Engineering)
- License Agreements (Real Property)

### PLANNING DEPARTMENT COMMENTS

#### 1 **Completeness and Clarity of the Application** (Tanner Axt /303-739-7450 / [taxt@auroragov.org](mailto:taxt@auroragov.org) / Comments in dark teal)

##### 1.A Plan Set

1.A.1 If the entire site will be paved/improved with Phase 1, all landscaping and fencing must also be included.

1.A.1.a If not, clarify what is meant by the new note beneath “Phase 2” throughout the Plan Set.

1.A.1.b If the entire site will be paved/improved with Phase 1, there may not be a benefit to phasing. Consider removing phasing.

**1.A.2 Describe any changes to your site plan that are not specifically requested in this comment letter in a Letter of Introduction or a Summary of Key Changes.**

##### 1.B Sheet 1

1.B.1 Adjust the Waiver block as identified on the Site Plan. Since this project went to Planning Commission, a new Zoning Code has gone into effect. Including the date where the waiver was

#### 2 **Landscaping** (Kelly K. Bish, PLA, LEED AP / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in teal)

##### 2.A Sheets 3, 5, 6, and 7

2.A.1 All landscaping shall be installed with Phase 1. The landscape installation shall not be deferred until Phase 2. Update/remove the notes provided on these sheets.

##### 2.B Sheet 7

2.B.1 The evergreen trees proposed adjacent to the screen fence along the pond are too close for mature growth and should be shifted.

2.B.2 If possible, shift the trees away from the utilities. Typical industry standard is 10'.

2.B.3 Where/what are the extents of the screen fence? Can you show the fence with a specific line type?

2.B.4 The detail provided shows columns. Will there be columns along the residential portion of the installation of the fence? If so, what is the spacing of those and how will they be installed relative to the storm pipe that is proposed along here?

#### 3 **Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

3.A 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

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

##### 4.A Plan Set

4.A.1 The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

##### 4.B Sheet 3

4.B.1 Refer to the detail on Sheet 8 in the retaining wall description.



- 4.B.2 An access easement is required from the public right-of-way to the drainage easement/maintenance access.
- 4.B.3 Show/label pond maintenance to the pond bottom as well as the top of the outlet structure. The maintenance access must be an all-weather drivable surface.
- 4.B.4 Adjust the deferral note to read as follows:  
“PAVING, SIDEWALK, TREELAWN, CURB, AND CUTTER AND RIGHT-OF-WAY IMPROVEMENTS FOR ALL THREE STREETS OF ARGONNE STREET, FRANK DRIVE AND SMITH ROAD. ALSO TO BE INCLUDED IN THE DEFERRAL WOULD BE SIGNING AND STRIPING OF ALL PUBLIC STREETS **IN ACCORDANCE WITH THE RECORDED DEFERRAL AGREEMENT.**”
  - 4.B.4.a Deferral agreement will be recorded prior to Civil Plan approval.
- 4.C Sheet 4
  - 4.C.1 Refer to the detail on Sheet 8 in the retaining wall description.
- 4.D Sheet 5
  - 4.D.1 Refer to the detail on Sheet 8 in the retaining wall description.
  - 4.D.2 Indicate emergency overflow for all sump inlets.
  - 4.D.3 Access is also required to the top of the outlet structure. The maintenance access is required to be an all-weather drivable surface. An access easement shall extend from public right of way to the edge of the drainage easement/maintenance access.
- 4.E Sheet 7
  - 4.E.1 No plantings will be permitted in the pond maintenance access.
  - 4.E.2 Set trees 10' back from storm sewer.
  - 4.E.3 Label 100-year water surface elevation.

**5 Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 5.A See the red line comments on the Plat and the Site Plan. Continue working with Grace Gray to complete the License Agreement process. Send in the updated Certificate of Taxes Due and the Title Commitment.