



Thursday - April 02, 2020

Tanner Axt  
**CITY OF AURORA**  
15151 E. Alameda Avenue  
Aurora, Colorado 80012

RE: **Superior Roofing Satellite Storage**  
13904 & 13994 E. Smith Drive

**Response to Third Submission Review**  
**Application No.: DA-2209-00**  
**Case No. 2016-6059-00**

Dear Tanner:

In response to the Second Submission review comments we have the following:

## **PLANNING DEPARTMENT COMMENTS**

### **1.A Plan Set**

1.A.1 Doubled fencing is not permitted along property lines. Work with property owners to replace insufficient property line fences or utilize existing property line fences that meet minimum standards.

*Response: See the attached email responses from the 4 major adjacent property owners agreeing to the installation of a new fence. This leaves only 13909 E. 32<sup>nd</sup> Place and the applicant is actively working on receiving that approval. Even if this one is not agreeable, this would only affect about 5 feet of the western end of the fence.*

1.A.1.a If agreements with adjacent property owners cannot be made, fences must be located interior to the landscape buffers, which would place the southern boundary fence within the Phillips 66 easement, further pushing the fence into the site. Maintenance of landscaping within the landscape buffer would then become extremely difficult.

*Response: See above.*

1.A.1.b If agreements with adjacent property owners are made, upload documentation with your next submittal. A letter or email will suffice.

*Response: See email responses.*

1.A.2 Sheet 1 1.A.2.a Amend Adjustments Block as notated on the cover sheet. When these plans are recorded, any adjustments will no longer be requests.

*Response: Done*

1.A.3 Sheet 4 1.A.3.a Amend Landscape Buffers Block and notes as noted in the plan set.

*Response: Done.*



## 2 Civil Engineering

### 2.A Plan Set

2.A.1 The site plan will not be approved by public works until the preliminary drainage report is approved. Comments were provided February 12 and no subsequent submittal had been made as of 3/12/20. Please do not resubmit the site plan until the drainage issues have been resolved.

Response: The second round plans were submitted on March 12. Comments have been received based on that submittal and resubmittal will go in concurrent with the site plan submittal.

2.B Sheet 1 2.B.1 Add the following note: "All public improvements must be completed and accepted and a pond certificate approved prior to the commencement of business operations."

Response: Done.

2.C Sheet 2 2.C.1 Ensure the easement notated on the site plan sheet matches the outcome of any drainage discussions.

Response: Done.

2.C.2 The western drainage wall of the drainage basin must be moved away from the property line.

Response: Done

2.C.3 "Storage" would indicate remaining in place longer than 30 days. The letter of introduction indicated these vehicles would be moved daily. If that is the case, move and pave the "storage" area adjacent to the paved fire lane.

Response: The letter indicated that on the days when the site is to be used that someone would drive over from the main office to supervise and assist with loading or unloading operations. That vehicle can easily be parked along the street frontage. One original thought was that some of the cranes or other construction equipment might be stored here, but that is no longer the case. Therefore, any designated area has been removed from the plan.

## 3 Real Property

3.A See the red line comments on the Site Plan. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process. Dedicate the additional easements needed by separate documents. Contact Andy Niquette to start the process.

Response: Noted. We will finalize these while preparing the civil construction documents.

## 4 XCEL Energy

4.A See attached letter.



## 5 Phillips 66

5.A Reach out directly to Jared D. Larsen for comment. Provide a summary of correspondence with your next submission.

[Jared.D.Larsen@p66.com](mailto:Jared.D.Larsen@p66.com) 303 376-4384

Response: See emails. Also, a cross section of the berm has been provided to Phillips as requested.

Sincerely,

**ENGINEERING SERVICE COMPANY**

A handwritten signature in black ink, reading "David R. Addor". The signature is fluid and cursive, with the first name "David" being more prominent.

**David R. Addor, P.E.**

Project Manager

Phone: 303.337.1393, x-[101] | Fax: 303.337.7481

Email: [bmiller@engineeringserviceco.com](mailto:bmiller@engineeringserviceco.com)

Attachments:

Cc:



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