

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



May 9, 2019

Favor Samimi
Smith Road, LLC
2201 Clinton Street
Aurora, CO 80010

Re: Initial Submission Review – Saeedeh Smith LLC Tow Yard – Site Plan, Plat and DPI
Application Number: **DA-2178-00**
Case Numbers: **2019-6022-00, 2019-3025-00, 2019-9002-00**

Mr. Samimi:

Thank you for your initial submission, which we started to process on April 15, 2019. 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, May 31, 2019.

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 7/10/19. 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 give me a call. I may be reached at 303-739-7450.

Sincerely,

Tanner Axt, Planner I
City of Aurora Planning Department

Attachment: Xcel Comment Letter

cc: Becky Hogan, Edge Consulting
Wayne Anderson, Wayne D Anderson AIA LLC
Susan Barkman, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\2178-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Avigation easement required (Planning)
- Duplicate site plan (Planning)
- Incorrect site plan notes (All)
- Inconsistency with plat (All)
- Preliminary drainage report/letter (Civil)
- Grading (Civil)
- Water meter location/screening (Water)
- Additional information required (Fire/Life Safety)
- Looped water required (Fire/Life Safety)
- Sight triangles (Traffic)

PLANNING DEPARTMENT COMMENTS

Tanner Axt / 303-739-7261 / text@auroragov.org / Comments in dark teal

1. Community Questions, Comments and Concerns

No community comments were received.

2. Completeness and Clarity of the Application

- 2A. Remove sheets A1.1, A2.1, and A2.2.
- 2B. On all sheets, include “[page number] of 12.”
- 2C. Ensure that all title blocks are consistently formatted and read “Saeedeh Smith LLC Tow Yard/Site Plan/Lot 1, Block 1, Sparrow Lane Filing No. 1.”
- 2D. Remove all references to 19900 Smith Road.
- 2E. Remove all references to Extreme Towing and title each sheet “Saeedeh Smith LLC Tow Yard.”
- 2F. Remove names of all abutting property owners and record numbers on the site plan sheets. Instead show subdivision filing number or “Unplatted” and zoning.
- 2G. Remove all parcel labels for this site. After the plat is approved, all will be one parcel.
- 2H. Relabel “DRAWING INDEX” as “SHEET INDEX.”
- 2I. Standardize formatting in the “CREDITS” box.

3. Environmental Issues

- 3A. This property requires an avigation easement for Buckley Air Force Base operations. Contact Porter Ingram at 303-739-7227 for information on this process.

4. Signage Issues

- 4A. Label the distances from the Monument Sign to the property line and the vehicle flow line.
- 4B. On building elevations, show any sign locations with a dashed rectangle.

5. Landscaping Issues (Kelly K. Bish, PLA, LEED AP / 303-739-7189 / Kbish@auroragov.org / Comments in bright teal)

- 5A. Sheet L-1 Landscape Plan
 - Show/label any proposed signage and landscaping associated with it. All proposed entrances are to provide enhanced landscaping which is typically associated with the signage.
 - Include the grading- existing and proposed grayed back.
 - Include all existing and proposed easements dimensioned and labeled.



- The fence is bisecting the landscape island with the two proposed trees. Shift the island down so that it is not being bisected.
- Dimension and label the landscape buffer. Street frontage buffers are measured from the back of walk.
- The building perimeter landscape requirement is not being met. Building perimeter landscaping must be within 20' of the building face.
- If using 1-gallon plant material within the parking lot islands, they must be accounted for at a ratio of 3 (1) gallon to 1 (5) gallon. Double islands require twelve shrubs, single islands five
- Dimension and label the provided buffers.
- There appears to be a portion of the sidewalk along Smith Road that is missing. Please add the proposed roadway improvements along the entire frontage.
- Dimension and label the provided street frontage buffer along Smith Road as measured from the back of walk.
- Account for the two different buffer requirements along Frank Drive. See commentary on plan.
- Detention ponds require landscaping. The buffer plant material may count towards the requirement given its proximity to the pond, however, a detention pond table shall be provided denoting the requirements and how it is being met.

5B. Sheet L-2 Landscape Details

- A lot of the notes on this sheet should be deleted. Only include the six required landscape notes as defined in the Landscape Reference Manual as well as notes pertaining to the mulch and edger treatments. Other departmental required notes such as the sight triangles and planting near fire hydrants should also be included.
- Add a detail/elevation of the proposed wall. Planning does not have access to civil drawing files.
- Add a detail for the proposed screen fence.
- Update the landscape tables as noted.

6. **Addressing** (Phil Turner / 303-739-7357 / pturner@auroragov.org)

6A. 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

7. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

7A. The site plan will not be approved by public works until the preliminary drainage letter/report has been approved.

7B. Replace the city standard civil plan notes with site plan notes.

7C. A deferral request letter needs to be submitted addressed to the Director of Public Works identifying the public improvements to be deferred. The deferred improvements, including transitions need to be shown on the site plan and designed (plan and profile) with the civil plans.

7D. Sheet SP-1

- Show/label fire lane easements. Fire lanes are required to be paved.
- Add the following note: The property owner/developer shall maintain the dust free surface as provided within the site plan/contextual site plan. Otherwise if the property owner/developer fails to maintain the dust free surface as identified within the site plan/contextual site plan and fails to correct the condition after notification of the condition, the property owner/ developer agrees to remove it and replace it with an improved surface such as concrete or asphalt within the specified time of the notification.



7E. Sheet SP-2

- Show and label all future curb ramps.
- Show and label future street lights.
- On adjacent western property (Mile High Storage) show curb & walk alignment to match the typical section.
- Adjustment to the crown of Smith Road must be designed in the civil plan.
- Coordination between Mile High Storage and Saeedeh Smith LLC is required to determine road alignment.
- Show sidewalk connection from Argonne into the site.
- Label cross pan between Argonne and the site.

7F. Sheet C-1

- The maximum slope allowed for the western access to Smith is 6%.
- The maximum slope at ADA parking spaces is 2%.
- Indicate retaining wall material type. Walls greater than 30" require pedestrian railing.
- Minimum slope away from the building is 5% for landscape areas and 2% for impervious areas.
- Non-paved areas require a minimum 2% slope.
- Swale requires a minimum 2% slope or underdrain.
- Show and label maintenance access for each pond.
- Show and label 100-year water surface elevation for each pond.
- Add note indicating if the storm sewer system is public or private and who maintains it.

7G. Sheet C-2

- Add note indicating if the storm sewer system is public or private and who maintains it.

7H. Plat

- Access for pond maintenance must be in a drainage easement tied to the public right of way.
- Show fire lanes through storage yard as needed.

8. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

8A. Sheet SP-1

- Include dimensions from Argonne St to western Smith Road access point.
- Include dimensions from Frank Road to eastern Smith Road access point.
- Include dimensions from eastern gate to Smith Road flowline.
- Include dimensions from southwestern gate to Argonne cul-de-sac.

8B. Sheet L-1

- At the intersection of Frank Drive and Smith Road, eastern and western Smith Road access points, and the Argonne Street access point, show stop sign locations and sight triangles compliant with COA STD TE-13.2. Review plantings in sight triangles (some trees are acceptable depending on type - limbing up some may be required).

8C. Sheet L-2

- Change note 7 to read "License agreements are needed for private facilities such as fences, gates, and private storm systems within the public utility easement."

9. Fire / Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan Comments

9A. Sheet A0.0

- The site "Data Block" must include the following:
 - Number of buildings, square footage of each building and the gross square footage of all buildings on site.
 - 2015 IBC Construction Type of structure(s). Indicate if structures are fire sprinkled or non-fire sprinkled.
 - Maximum Building Height.
 - Handicap Parking Spaces Provided.
 - Handicap Parking Spaces Required.
 - Parking Spaces Provided.



- Parking Spaces Required.
- Loading Spaces Provided.
- Loading Spaces Required.
- Total number of storage spaces within the facility.
- Total number of accessible storage spaces/units provided per the 2015 IBC Section 1108.3.

9B. Sheet A0.1

- Add 7 notes as listed in the redlines.
- Notes 9. and 12. are Civil Plan notes. Please remove and make sure to include them within the Civil Plan submittal.

9C. Sheet SP-1

- The primary gate to this facility shall be an automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release. The remaining gates can be manual gates with approved hardware.
- 23' Automatic Sliding Gate w/approved Siren Operated System, Knox Key Switch and Manual Release.
- The accessible parking spaces are not consistent with other sheets. Please revise to reflect actual location of accessible parking spaces.
- 23' Manual Sliding Gate with Approved Knox Hardware.
- Please relabel all gating systems. Example 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.
- Swinging gates must open in the direction of ingress to the site.
- Fuel tanks must be labeled showing the gallon size of each tank, and the type of fuel being stored within each tank.
- The location for the emergency disconnect switch(es) must be shown on the site plan.
- Show and label the location of dispensing devices within the site plan in accordance with IFC Section 2303.1
- Show location of Fire Extinguishers.
- The installation of any gating system crossing fire lane will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- Advisory note: Separate plan submittals, approvals will be required for an above-ground fuel storage system.
- When fire hydrants are exposed to vehicular damage, fire hydrants shall be suitably protected by a vertical curb line or the use of bollards. Please provide bollard protection to all of the on-site fire hydrants.
- Provided a dashed delineation and label for the dedicated emergency access and fire lane easement(s) on the site plan, plat and civil plans with an unobstructed width of not less than 23 feet with a standard turning radius of 29 ft. inside and 52 ft. outside. Advisory note: The easement that will serve the proposed building shall be label such as a "fire lane easement"; whereas, the easement that will serve the storage yard shall be labeled as an "emergency access easement". Please revise Plat to match Site Plan.

9D. Sheet SP-2

- Fire lanes shall be centered in the drive aisle. Please revise fire lane to reflect accordingly.
- The fire lane easement alignment is off, please revise.
- Relabel the gating systems.
- The fire lane appears to cross over the curb. Please revise and provide turning radius.
- Parking spaces cannot encroach into the fire lane.
- Show fire lane easement delineation and turning radius.
- Identify and provide the Knox Box location at the front main entrance. Identify the Knox Box with an "X" inside a box



- The installation of any gating system crossing fire lane will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- The building cannot encroach into or over the fire lane easement.
- Fire lanes shall be centered in the drive aisle. Please revise fire lane to reflect accordingly.
- The Site Plan shall include entire site. Please include other areas that are not reflected within this sheet.
- address drawing error.
- 9E. Sheet L-1
 - Please show the locations of the fire hydrants.
- 9F. Sheet L-2
 - Add the following note: THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- 9G. Sheet 8
 - The accessible parking spaces are not consistent with other sheets. Please revise to reflect actual location of accessible parking spaces.
 - Fire Lane Easements must be shown on the site plan providing vehicular access to within 150 feet of all exterior portions of the first floor of each structure within the site.
 - Correct spelling error.
- 9H. Sheet 9
 - Advisory Note: Architectural sheets will not be review for code compliance during the Building Document review process. This information will be required to be submitted with the construction set plan submittals.
 - Work with your case manager to determine if the "A" sheets should be removed.
- 9I. Sheet 10
 - Advisory Note: Architectural sheets will not be review for code compliance during the Building Document review process. This information will be required to be submitted with the construction set plan submittals.
- 9J. Sheet A4.1
 - Identify the Knox Box as an X within a box symbol.
- 9K. Sheet C-2
 - Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
 - Relabel the gating systems.
 - This fire hydrant will be required to be relocated. See fire hydrant comments on the Overall Site Plan sheet.
 - Please identify and provide the Knox Box location at the front main entrance. Identify the Knox Box with an "X" inside a box
 - The looping of the water main will need to extend into the storage yard in order to support the site. Please see additional fire hydrant comments on the Overall Site Plan sheet.



- Due to a lack of details/information a complete fire life safety review cannot be completed.
 - Include the remaining portion of the site within the Utility sheet. Advisory: this area will require a fire hydrant.
 - This fire hydrant will be required to be relocated. See fire hydrant comments on the Overall Site Plan sheet.
- 9L. Sheet SL-1
- Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). Maintain minimum 1 ft candle to all exterior accessible routes.
 - Please work with your case manager to identify the appropriate size for this sheet.
 - The photometric plan is not legible, revise.
 - The photometric plan can solely base on the structures and the areas where amenities and interconnection to the public way.
 - Add the following note: ILLUMINATION WITHIN THE SITE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION, "ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED." AND SECTION 1006.2 ILLUMINATION LEVEL, "THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE PUBLIC WAY."
- Plat Plan Comments

9M. Sheet 2

- Please see fire lane easement and emergency access easement comments on Site Plan. The Plat shall reflect both fire lane and emergency access easements.

10. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

10A. Sheet L-1

- Trees are not allowed in utility easements.

10B. Sheet A2.1

- If any floor drains are proposed in the buildings, show an oil/water separator on the utility plan.

10C. Sheet C-2

- Service connections must be with a tee saddle.
- Water meter must be within a pocket easement.
- Water meter must be in a landscaped area.
- The fence adjacent the northern hydrant appears to be too close. Verify with fire/life safety about standoff distances.
- Include a fixture unit table with civil plans.
- If a utility is to be constructed by others list who is to construct it or the approved plan set for reference. Based on these plans this loop must be completed to provide proper hydrant coverage and a looped water supply. What is this development's plan should the waterline not be constructed in time for this development?
- Dimension easement widths.
- Label storm sewer on site as private.
- License agreements are needed for private facilities such as fences, gates, and private storm systems within the public utility easement.

11. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org)

- 11A. Project does not require any mitigation. Trees on site are all Siberian elms that are either dead or in serious decline.



12. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

12A. See the red line comments on the plat and site plan. The property needs to be taken out to the existing R.O.W. of Argonne St. And the needs to be an Access easement on the eastside of the property to allow the southernmost property to have access to the street R.O.W. A License Agreement is needed for the Fence/Gates crossing the easements and the storm drain pipes located in the easements and the R.O.W. Contact Grace Gray at 303-739-7277 to start the process. There is an offsite Utility easement needing to be dedicated by separate document. Contact Andy Niquette at 303-739-7325 to start the process.

13. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

13A. Storm Drainage Development Fees due $17.15/\text{acres} \times \$1,242.00/\text{acre} = \$21,300.30$

Make check payable to City of Aurora.

14. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

14A. See attached letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

May 6, 2019

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

Attn: Tanner Axt

Re: Saeedeh Smith LLC Tow Yard, Case # DA-2178-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Saeedeh Smith LLC Tow Yard**. As always, thank you for the opportunity to take part in the review process. To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Minimum ten-foot (10') wide utility easements are hereby dedicated on private property abutting all public streets, and around the perimeter of each commercial/industrial lot in the subdivision or platted area including tracts, parcels and/or open space areas. These easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along Smith Road. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to:

https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/). The Builder's Call Line is 1-800-628-2121. 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.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com