



Planning Division
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Aurora, Colorado 80012
303.739.7250

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May 30, 2018

Mark Kramer
JBK Landscape, LLC
1250 S Chambers Road
Aurora, CO 80012

Re: Second Submission Review – JBK Landscape Yard – Site Plan with Waivers
Application Number: **DA-2058-01**
Case Number: **2018-6014-00**

Dear Mr. Kramer:

Thank you for your second 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 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 Thursday, June 13th, 2018. This will enable another review to ensure all major comments have been addressed prior to the meeting. 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.

We are not far enough along in the process to appear before the Planning Commission on the original scheduled date of June 13th. Your new estimated Planning Commission hearing date is set for Wednesday, July 11, 2018. 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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call or an email. I may be reached at 303-739-7133 or wbarrett@auroragov.org.

Sincerely,

W. David Barrett
Sr. Planner II
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Joel Seamons, Rocky Ridge Civil Engineering, 420 21st Ave, Ste 101, Longmont, CO 80501
Susan Barkman, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\2058-01rev1.rtf



Second/Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please make formatting corrections on the site plan.
- Please review the Site Plan Manual for all submittal requirements.
- Show all plat bearings and distances.
- Please begin the license agreement and easement dedication process noted in the Real Property comments. These take six to eight weeks to process and the site plan cannot be recorded prior to the approval and recordation of these documents.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

A. None at this time.

2. Public and Other Outside Agencies Comments

A. **CenturyLink** / Don Twiggs Don.Twiggs@Centurylink.com

Comment: CenturyLink's Field Engineer Katherine Liebetrau's Comments are: "I do have some concerns with the proposed trees to be placed along the West and North side of the property. We have a 900pr copper cable running along the West and North side of the property. Our lines are generally buried 36"- 48" below ground. And the trees are proposed to sit at a 3-4' depth. We will have a conflict if they hit our lines. I would ask the developer to do his due diligence and pothole the area before anything is planted. It may be we are just enough out of the way for the trees or we may need to relocate. Which will be at cost to the customer for relocation".

B. **Xcel Energy Public Service Co.** / Donna George 303-571-3306 donna.l.george@excelenergy.com

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for JBK Landscape Yard. 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/new_construction_service_activation_for_builders). 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 to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George

Right of Way and Permits

Public Service Company of Colorado

C. **Arapahoe County Planning Division** / Terri Maulik 720-874-6650 referrals@arapahoe.gov

There is no negative impact to unincorporated Arapahoe County as a result of this project, which is located more than two miles away from our jurisdiction.

3. Completeness and Clarity of the Application

A. Please refer to the site plan manual for proper sheet layout .Reconfigure the cover sheet to include the following:

1. The title should be centered on the cover sheet and at the top of the page and say:

**JBK LANDSCAPE YARD
SITE PLAN
LOT 003, BLOCK 002, SPRINGHILL INDUSTRIAL PARK
SUBDIVISION NO. 1**

2. Add an amendment block to the cover sheet. Refer to the site plan manual for required sizes.



3. Add the name and address of any consultants such as:
 - a. Engineering Firms
 - b. Your own Firm (Landscape Architect)
4. Remove the City Council Approval Block and the Planning Commission Approval Block. Put in the following under City of Aurora Approvals:

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____

(Chairperson)

City Council: _____ Date: _____

(Mayor)

Attest: _____ Date: _____

(City Clerk)

Database Approval Date: _____

5. Move the Existing (Acres) and Proposed (Acres) table to the Site Data Table.
6. Change the "Signatures Block" to "Owner's Signatures"
7. Add a Recorder's Certificate Block which states:
Accepted for filing in the office of the Clerk and Recorder of _____
Colorado at _____ O'clock, This _____ Day of _____ AD, 2018.
Clerk and Recorder: _____ Deputy: _____

3. Planning Issues W. David Barrett/ 303-739-7133/ wbarrett@auroragov.org

- A. Show the fence clearly, in bold, on the landscape plan.

4. Landscaping Issues (W. David Barrett for Kelly Bish / comments in teal / 303-739-7133 / wbarrett@auroragov.org)

- A. Show the property line as a traditional line type with two short dashes and a long dash on the planting notes.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Kristin Tanabe / comments in green / 303-739-7852 / ktanabe@auroragov.org)

- A. Please review the Site Plan Manual for submittal requirements.
- B. See the comments marked in green on the site plan.
- C. Label and dimension the fire lane easement. See the site plan markups, page 2.
- D. Areas on the site plan do not match the grading plan. Make these areas match. See the site plan markups, page 2.
- E. Show and label the cross pan. See the site plan markups, page 2.
- F. Gates must be set back from the flowline 35' or the length of the longest truck accessing the site. Provide dimension of the gate from the flowline. See the site plan markups, page 2.
- G. Label curb return radii, typical. See site plan markups, page 2.
- H. Provide dimensions for access drive, fire lane, etc. See site plan markups, page 2.
- I. Please note the width of the existing and proposed sidewalk on the site plan. See the site plan markups page 2.
- J. The line types do not match the plan. See the site plan markups, page 2.

7. Traffic Engineering (Victor Rachael /comments in yellow/303-739-7309/vrachael@auroragov.org)

- A. Comments have not yet been received from Traffic Engineering. Comments will be emailed to you once they are received.

**8. Life Safety** (John Van Essen / comments in blue / 303-739-7489 / jvanesse@auroragov.org)

- A. Please label; delineate; and dimension the 23' Fire Lane Easement. Please also label and show the 29' inside and 52' outside turning radii. Please indicate in the form of a note on the Site Plan that the above referenced Fire Lane will be constructed before the building Certificate of Occupancy can be issued. Also the layout of the Fire Lane must provide access to all portions of the building within 150' from the Fire Lane. See markup pages 2, 3, & 4.
- B. Please add: "with Knox Box with key". See site plan markups page 2
- C. Please show and label existing hydrant. See markup page 2.
- D. Please also label and show the 29' inside and 52' outside turning radii of the fire lane. See markup sheet 3.
- E. Please add this note to the site plan notes for possible addition of a building in the future.. "Emergency Responder Radio Coverage: All New Commercial Buildings; Additions to Existing Buildings; shall have approved radio coverage for emergency responders within the building. This building must be assessed to determine adequate in-building radio coverage at time of final frame and electrical inspection by a qualified 3rd party inspection service at the owner/developers expense. Lack of adequate in-building radio coverage may delay the issuance of a Certificate of Occupancy. Where the structure is found deficient a separate permit is required to install, repair or modify any Emergency Response Radio Coverage system. Per 2015 IFC, Section 510".

9. Aurora Water (Steven Dekoski / comments in red / 303-739-7490 / sdekoski@auroragov.org)

- A. See the site plan mark ups for the location of all the comments on the plan.
- B. Show irrigation meter pit size and location. See site plan markups page 2.

10. Real Property Darren Akrie / comments in pink / 303-739-7331 / dakrie@auroragov.org

- A. Two site plan notes on the cover sheet need to be changed. See the site plan for the exact comments. Change site plan note number 7 to: "All crossings and 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 systems or private utilities". Change note number 16 to read: Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
- B. In the legal description spell out the full name of the subdivision. The location where this is needed is shown on the cover sheet.
- C. Label the plan as "Unplatted". See site plan mark ups, page 2.
- D. Show all plat bearings and distances. The ones shown are different than the ones on the plat. See site plan mark ups, page 2.
- E. Add bearings and curve data for the boundary line. See the site plan mark ups, page 2.
- F. Make sure the easement is extended. See the site plan mark ups, page 2.
- G. There is a portion of the fence by the detention pond that will need to be covered by a license agreement. See the site plan mark ups, page 2. Begin the License Agreement process for the Fence encroachment with Grace Gray 303-739-7277 or ggray@auroragov.org. Begin the easement dedication process for the Drainage easement by separate document.
- H. The correct legal description is "Lot 3, Block 2, Springhill Industrial Park Subdivision Filing No. 1".
- I. Add Tract lines. See site plan mark ups, page 2.
- J. Add the R.O.W. width to the plan. See site plan mark ups, page 2.
- K. The lot to the east should be labeled "Lot 4, Block2, Springhill Industrial Park Subdivision Filing No. 1".
- L. On page 3 dedicate this Drainage easement by separate document. See site plan mark ups, page 3
- M. Delete the words "and detention" on page 3.
- N. Change Exhibit B to Exhibit A on page 3.