

Planning Division
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February 28, 2018

Mr. Igor Davidson
Denver Limo Inc.
16648 E. 2nd Avenue
Aurora, CO 80011

Re: Fifth Submittal Review – Denver Limo Services at Lockheed
Site Plan Amendment with Waiver and Replat
Application Numbers: **DA-2078-00**
Case Number: **1990-6023-03; 2017-3028-00**

Dear Mr. Davidson:

Thank you for your submission, which we received on January 16, 2018. We have reviewed your submission and attached are 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 resubmit for a technical review. Please revise your previous work and send us a new submission on or before Friday, March 9, 2018. Please be advised, all comments must be addressed before construction or building permits can be issued for your project.

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.

Upon resolution of the issues outlined in the attached comments, we will notify you if you can submit mylars for recordation. As always, if you have any comments or concerns, please give me a call. I can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Planner I
City of Aurora Planning Department

cc: Galina Coonan, Beegate LLC., galinacooan@yahoo.com
Susan Barkman, Neighborhood Liaison
Gary Sandel, ODA
Filed: K:\\$DA\2078-00rev5.rtf



Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address all comments and complete all revisions
- Easement labels (Engineering)
- Fence and gate location consistency (Life/Safety)
- Begin license agreement and easement vacation process (Real Property)

PLANNING DEPARTMENT COMMENTS

1 Completeness and Clarity of the Application

Plat

- 1A. Label the adjacent streets on the vicinity map. Remove copyrighted information from map. Consider replacing this vicinity map with the map used on the site plan.
- 1B. Remove “Minor Subdivision Plat” from the title block.
- 1C. Unresolved comments from third review:
- License agreements are required for encroachments into easements. Please contact Andy Niquette (aniquett@auroragov.org) to initiate this process.
 - Crop the Vicinity Map to remove the Google copyright.

Site Plan

- 1D. It was determined prior to the Planning Commission hearing that only one waiver was necessary. Please remove the waiver request to Section 146-1451 from the cover sheet and landscape sheets.
- 1E. Remove architect’s copyright from all sheets.
- 1F. Remove “Inc.” from the title block to be consistent and add “Amendment” to the name.
- 1G. Sheet A4.00 was not included in this submittal. Please provide when re-submitting.
- 1H. Cover Sheet
- Revise the legal description as noted.
- 1I. Sheet L100.0
- Remove waiver request to Section 146-1451.

2. Addressing (Cathryn Day / 303-739-7357 / cday@auroragov.org)

- 2A. Addressing is still waiting on digital .DWG file of site plan. Please provide a digital .SHP or .DWG file for addressing and GIS mapping purposes. Include the following layers as a minimum:
- Parcels
 - Street lines
 - Easements
 - Building footprints (If available)

Please ensure that the digital file provided is in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. E-mail these files to Cathryn Day at the email address above.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3 Civil Engineering (Janet Bender / 303-739-7512 / jbender@auroragov.org / Comments in green)

Plat

3A. Update the drainage easements to be consistent with the proposed underground detention.

3B. Remove Google trademark and copyright as shown on the cover sheet.

Site Plan

3C. Sheet C100.0

- Address previous comments regarding:
 - Provide a note as to whom is responsible for maintaining private water quality and underground detention and devices, the grass swale with underdrain and biofiltration.
 - Show positive drainage away from the building with a minimum 2% slope on impervious surfaces and 5% on landscaping surfaces for the first 10' then a minimum of 2% until reaches swale. In no conditions shall the bottom of the swale at its highest point be less than 6" below the grade at the foundation of any adjacent structure (Section 2.08.1.06.2). Show slopes away from building on all sides.
 - Make sure grading plan matches drainage plan submitted with the Preliminary Drainage Report.
 - Identify curb and gutter as private.
- Update the drainage and access easements to be consistent with the underground detention. Label underground detention private.
- Show storm drain easement. Make sure all easements are consistent on all sheets.
- Fences through a drainage easement(s) will require a license agreement. Please contact Andy Niquette to start the process.

3D. Sheet A1.00

- Show and dimension the sidewalk easement along Lockheed Dr.
- Show and dimension all existing and proposed easements. Do not include any existing easement that is being vacated.
- Show a drainage easement for the underground detention, including access.
- Confirm the necessity for the drainage easement east of the parking lot.

3E. Sheet C200.0

- Show and label all easements.
- Show the underground detention, inlets, pipes and manholes on the utility plan and label as private.

3F. Sheet C300.0

- Remove this drainage plan the Site Plan, it should be located in the preliminary drainage report.

3G. Sheet L100.0

- Show maintenance access locations for water quality devices in the proposed biofiltration swale and pond on the landscaping plan.

4. Fire / Life Safety (Neil Wiegert / 303-739-7613 / nwiegert@auroragov.org / Comments in blue)

Site Plan

4A. The fence and gate locations are not consistent on all plans. Please revise to be consistent.

4B. Sheet C100.0

- Revise ADA to Accessible.

4C. Sheet C200.0,

- Show Knox Box and label.

4D. Sheet A9.00

- Add note to Detail 10: PROVIDE KNOX HARDWARE ON EXTERIOR SIDE OF GATE.



5. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

5A. Sheet A9.00

- The bottom of fence must not impede storm water discharge through swale to curb cut discharge. Include bottom elevation of proposed fence, and clearance to flowline of drainage swale. Bottom of fence must be one foot above flow line for drainage swale.

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

Plat

- 6A. Provide updated title work and revise the title commitment date on the plat cover sheet.
- 6B. Revise code section on cover sheet as shown on redlines.
- 6C. Rearrange labels on Sheet 2 to eliminate overwrites. Revise and/or remove text as indicated on redlines.
- 6D. Initiate the process to vacate existing easements.

Site Plan

6E. Sheet A1.00

- A license agreement is required for the fence encroachments into the drainage easements. Please contact Andy Niquette (aniquett@auroragov.org) to initiate this process.
- Show the limits of the drainage easement for the underground detention.