



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

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April 8, 2021

Kelsey Hall  
Transport Colorado  
1331 17<sup>th</sup> Street Suite 1000  
Denver, CO 80202

**Re: Initial Submission Review:** Transport Colorado Water Storage Tank – Site Plan and Plat  
**Application Number:** DA-1793-14  
**Case Numbers:** 2020-6012-00; 2021-3011-00

Dear Ms. Hall:

Thank you for your initial 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, April 30, 2021.

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. Currently, you have an outstanding balance of \$17,956.00. This balance needs to be paid prior to second submission.

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.

If you have any comments or concerns, please contact me directly. I can be reached at [abenton@auroragov.org](mailto:abenton@auroragov.org) or 303-739-7209.

Sincerely,

*Antennio Benton II*

Antennio Benton II, LEED Green Associate  
Planner I  
City of Aurora, Planning & Development Services

cc: Christopher Clark, Uintah Engineering & Land Surveying 3313 35<sup>th</sup> Ave Ste B Evans, CO 80620  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\SDA\21793-14rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- \$17,956.00 is due before your second submission
- Update landscaping notes to elevation and height measurements for the water tank and fence.
- Address all redline comments from Aurora Water
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- Updated design speed to 35 miles per hour.
- Add required language from Building and Life Safety to specified documents
- Easement and Right of Way dedications should start as soon as possible
- Send in Title Commitment, closure sheet, and State Monument Records

### **PLANNING DEPARTMENT COMMENTS**

**1. Planning Comments** (Antonnio Benton II / 303-739-7209 / [abenton@auroragov.org](mailto:abenton@auroragov.org) / Comments in dark teal)

- 1.A Fees in the amount of \$17,956.00 are due prior to the second submission.
- 1.B Identify height of the tank in the site data table.
- 1.C Per the Unified Development Ordinance Section 146-4.7.9.J, chain link fencing for industrial development, provided it is not visible from a street and is not located on a lot adjacent to commercially or residentially zoned properties is not allowed along arterial street and interior as it is visible. You must pick an allowed material and include columns as required. Add a comment about fencing in your notes.

**2. Addressing** (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 2.A Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- 2.A.1 Parcels
- 2.A.2 Street lines
- 2.A.3 Building footprints (If available)
- 2.B Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system.
- 2.C Please provide a CAD .dwg file that is a 2013 CAD version.
- 2.D Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

**3. Landscaping** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in light teal)

- 3.A Sheet L1.01  
Provide a detail/elevation of the proposed fence. Include the height and material etc.
- 3.B Sheet L1.02  
Update the typical landscape notes per the comments provided.  
Include an elevation/detail of the proposed water tank.  
Include a measurement indicating height etc.
- 3.C See additional red line comments on the Site Plan.

### **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 Address redline comments on the Site Plan.
- 4.B The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.



**5. Traffic Engineering (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in yellow)**

- 5.A Address redline comments on the Site Plan.
- 5.B Shift sight triangles to the south side of the sidewalk (vehicles should stop before crossing sidewalk).
- 5.C Design speed is what sight triangles are based on. Please update to 35mph.

**6. Aurora Water (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)**

- 6.A Address all of the redline comments on sheets C1 and C2
- 6.B We suggest making the gravel diameter larger than the tank's bowl diameter since the bowl is constructed on the ground before being lifted.
- 6.C How was size arrived at for future treatment and what treatment is envisioned? Secondly, a building front cannot be on the edge of pavement
- 6.D The area between the future treatment sites and proposed transformed should be asphalt so it can be snow plowed. Plow pile to the east side of the road looks like the best location.
- 6.E Will the tank have a de-icing system inside of the pedestal?
- 6.F The tank is tall and casts considerable shade, and tank is in a "hole". Address expectation of winter snow and icing issues.
- 6.G I suggest making the gravel diameter larger than the tank's bowl diameter since the bowl is constructed on the ground before being lifted up.
- 6.H Why not permanent piping along 32<sup>nd</sup> Avenue?
- 6.I Please confirm that you are, or will be, engaging with CDPHE and will prepare and submit a design review submittal(s), for tank design and disinfection system designs.
- 6.J Storm Drainage Development Fees due 1.251 acres x \$1,242.00 = \$1,553.74 (Diana Porter/303-739-7395/[dsporter@auroragov.org](mailto:dsporter@auroragov.org))

**7. Building/Life Safety (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)**

**7.A Sheet 1**

Add the following note:

*The developer, his or her successors, and assigns shall be responsible for installation, maintenance, and replacement of the access control gate or barrier system to ensure emergency vehicle access to within the site. If the above conditions are not met, the owners, his or her successors, and assigns, shall be required by fire department order notice that all affected gates will be chained and locked in the open position until repaired or replaced, and retested. If the gating system is not maintained to the satisfaction of the fire department, the license agreement for the emergency vehicle gate opening system will be revoked and the gating system must be removed. The gating system will include an emergency vehicle gate opening system utilizing a redundancy back-up system that consists of; a) siren operated system; b) automatic Knox key switch; and c) manual override (in the event of system failure). Gating systems will be installed in accordance with the "gating systems crossing fire apparatus access roads checklist". A separate building permit through the building division is required to be obtained by the contractor prior to the installation of any gating/barrier system that crosses a dedicated fire lane easement.*

**7.B Add the following note:**

*All building address numbers shall comply with the aurora city code, section 126, article vii -numbering of buildings*

**7.C Sheet 2**

7.C.1 The installation of any gating system 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.

7.C.2 The installation of any gating system 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.



- 7.C.3 Encroachment is prohibited within a fire lane easement.
- 7.C.4 Please start the fire lane dedication process with COA Real Property Div. Start the license agreement for the gating system with Real Property.
- 7.C.5 Identify the Knox Box on the gating system. The Knox Box shall be mounted on the ingress side the gate post.
- 7.C.6 Provide a dedicated fire lane easement. Minimum fire lane width is 23', see blue dashed line. Provide a fire lane section.
- 7.C.7 Revise gate label see example: Label gating system. Example gate: (2) 11'- 6" Swinging Gate's with Approved Knox Hardware
- 7.C.8 Provide sections for the automatic or manual gate.
- 7.C.9 Advisory comment: this chlorination building will need to meet the standards established in the IFC. Provide note that speaks to conformance with IFC requirements such as highly toxic and toxic solids and liquids, hazard classification and identification, storage, etc. Also, please provide the hazard sign package.
- 7.C.10 Please provide an access that can support the imposed loads of fire apparatus (85,000 pounds) and shall be surfaced to provide for all-weather driving capabilities (typically meaning asphalt and concrete. See COA Roadway Manual for specifics.
- 7.C.11 "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, HazMat signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments. See fire lane sign example.

7.D Plat Comment

- 7.D.1 See site plan for details regarding a fire lane easement dedication.

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

- 8.A The easement and right of way dedications by separate document should be start as soon as possible. See the redline comments on the document. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns.
- 8.B Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the documents shown on the first page of the plat.
- 8.C Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.
- 8.D Send in the closure sheet for the description.
- 8.E Send in the State Monument Records for the aliquot corners used in the plat.

**9. City Forester (Rebecca Lamphear/ [303-739-7177/rlamphea@auroragov.org](mailto:303-739-7177/rlamphea@auroragov.org) )**

- 9.A Approved. No trees on this site.

**10. Parks, Recreation & Open Space (Curtis [Bish/303-739-7131/cbish@auroragov.org](mailto:Bish/303-739-7131/cbish@auroragov.org)**

- 10.A Approved, no comments.

**11. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

- 11.A No conflict.

**12. Urban Drainage ([303-455-6277/submittals@udfcd.org](mailto:303-455-6277/submittals@udfcd.org))**

- 12.A This is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project.



**13. Adams County** (Nick Eagleson/720-523-6878/ [neagleson@adcogov.org](mailto:neagleson@adcogov.org))

13.A Thank you for including the Adams County Community and Economic Development Department in the review for Transport Colorado. Adams County has reviewed all the attached documents and while the County is not in opposition to the subject request, we would like to provide the following comments/questions:

13.B While exempt from Aurora's height restriction standards, please confirm the max height of the water tank.

13.C Will the water tank be removed when City services become available?

13.D Please ensure the FAA has received a referral for the proposed tank and does not have any concerns.