

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



February 5, 2020

Max Hannum  
Superior Roofing, Inc.  
14700 E 39<sup>th</sup> Avenue  
Denver, CO 80011

**Re: Second Submission Review** – Superior Roofing – Site Plan with Adjustment  
Application Number: **DA-2209-00**  
Case Number: **2019-6059-00**

Dear Mr. Hannum:

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 March 2, 2020 to maintain your Planning Commission hearing date of March 25, 2020.

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.

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 reach out to me directly. I can be contacted at [taxt@auroragov.org](mailto:taxt@auroragov.org) or 303-739-7450. Please note that City offices will be closed Monday, February 17<sup>th</sup>, and I will be out of the office Thursday, February 20<sup>th</sup> and Friday, February 21<sup>st</sup>.

Sincerely,

Tanner Axt, LEED Green Associate  
Planner I  
City of Aurora, Planning & Development Services

cc: David Addor, Engineering Service Company  
Meg Allen, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\2000-2999\2209-00rev2.docx



## *Second Submission Review*

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

- Property line fences must be shared or offset 4'. (Planning)
- Internal lights must be 100 feet from the residences to the south. (Planning)
- Provide easement holder approval. (Engineering)
- Begin license agreements and easement dedication. (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

(Tanner Axt / 303-739-7450 / [taxt@auroragov.org](mailto:taxt@auroragov.org) / Comments in dark teal)

#### **1 Completeness and Clarity of the Application**

- 1.A Tree Mitigation Letter
  - 1.A.1 Fix spelling error as notated in the redlines.

#### **2 Lighting Comments**

- 2.A Site Plan
  - 2.A.1 Plan Set
    - 2.A.1.a Lights interior to the site must be at least 100 feet from the residences to the south or a maximum of 15-feet tall (146-4.4.4).
  - 2.A.2 Sheet 5
    - 2.A.2.a Include a title for the table notate in the redlines.
    - 2.A.2.b Clarify what is meant by the "SL1" identified on the Installation Detail.
    - 2.A.2.c Provide a detail for the SA1 lighting fixture.

#### **3 Fencing Comments**

- 3.A Site Plan
  - 3.A.1 Sheet 2
    - 3.A.1.a Identify that cross members must face internal to the site on the gate and fence detail.
    - 3.A.1.b Double fences as proposed on the east and south property lines are not permitted. Fences on property lines must be shared.
      - Please work with adjacent property owners to replace existing fences on the southern property line and utilizing the existing fence on the eastern property line.
      - If utilizing the existing fence on the eastern property line, provide a detail of the fence and step up or down the ends to meet the 9' height of the northern and southern fence lines.

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

- 4.A Site Plan
  - 4.A.1 Sheet 3
    - 4.A.1.a Remove the sod hatch from the legend as it appears that is no longer being provided.
    - 4.A.1.b Update the curbside landscape table per the comments provided.
    - 4.A.1.c Update the plant material provided in the southern buffer per the comments provided.
    - 4.A.1.d Has there been any communication with the adjoining property owners to the south about replacing the existing fence with the new one being proposed so there are not weed maintenance issues between the two fences?

#### **5 Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

- 5.A 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**

### **6 Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

#### **6.A Site Plan**

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

- 6.A.1.a The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

##### **6.A.2 Sheet 2**

- 6.A.2.a Show and label pond maintenance access to the bottom of the pond and the top of the outlet structure. An access easement is required between the public right of way and the point of maintenance access at the drainage easement.
- 6.A.2.b Indicate direction of pond emergency overflow with an arrow.
- 6.A.2.c Provide a cross section of the pond.
- 6.A.2.d The retaining wall face must be at least 2' from the property line.
- 6.A.2.e Parking areas must be paved.
- 6.A.2.f Label the slope in the drainage pans.
- 6.A.2.g Non-paved areas must maintain at least a 2% slope.
- 6.A.2.h Clarify why the flows identified on the site plan discharge to the neighboring property.
- 6.A.2.i Provide additional contour labels.
- 6.A.2.j Provide a letter from the southern easement holder allowing grading and concrete work in the easement.
- 6.A.2.k Note: Civil plans require adjacent existing contours. If site access cannot be obtained, GIS contour data is available.

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

#### **7.A Site Plan**

##### **7.A.1 Sheet 3**

- 7.A.1.a Landscaping in AASHTO clear zones shall also be limited to 18" in height.

### **8 Fire / Life Safety** (Ted Caviness / 303-739-7628 / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) / Comments in blue)

#### **8.A Site Plan**

##### **8.A.1 Sheet 2**

- 8.A.1.a Fix "KNOX" spelling error.
- 8.A.1.b Show a 6" minimum clearance between the grade and the bottom of the gate.
- 8.A.1.c If the gate is manual, identify the gate as manual in the label.

### **9 Aurora Water** (Reviewer Name / 303-739-7\*\*\* / Email / Comments in red)

#### **9.A Site Plan**

##### **9.A.1 Sheet 2**

- 9.A.1.a Access is to be shown on these plans and the civil plans. Access is to be 8-feet wide with 2-foot shoulders, have a maximum slope of 10%, and a maximum cross-slope of 2%. Access is to be to the bottom of the pond and the top of the outlet structure. Access to the top of the outlet has been provided via public ROW but access to the bottom of the pond is still needed. See Chapter 6.39 of the Storm Drainage Design & Technical Criteria.
- 9.A.1.b If the gate identified on the Site Plan is going to be the pond access, dimension gate widths on civil plans and include slope arrows showing slope going down into the pond.

##### **9.A.2 Sheet 3**

- 9.A.2.a Show existing water meter pit locations



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

- 10.A See the red line comments on the Site Plan.
- 10.B Any physical features located in the easements will need to be covered by a License Agreement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) or 303-739-7377 to start the License Agreement process.
- 10.C Dedicate the additional easements needed by separate documents. Contact Andy Niquette at [aniquett@auroragov.org](mailto:aniquett@auroragov.org) or 303-739-7325 to start the process.

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

- 11.A See attached letter.



**Right of Way & Permits**

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

December 4, 2019

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

Attn: Tanner Axt

**RE: Superior Roofing Major Site Plan with Adjustment, Case # DA-2209-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities along East Smith Drive where there are planned trees. Placement of shrubs and trees over underground facilities must be avoided. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced. If planting above underground facilities cannot be avoided, plant materials with roots that extend **less than** 18-inches below grade at maturity should be used. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or *modification* to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). 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.

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