

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



March 29, 2021

Chad M. Anderson
 Engineering Service Company
 14190 East Evans Avenue
 Aurora, Colorado 80014

Re: Second Submission Review – Chase Lumber Company – Site Plan Amendment
 Case Number - 1998-6027-06

Dear Mr. Johnson:

Thank you for your submission, which we started to process on March 9, 2021. We have reviewed your plans 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 April 12, 2021.

When you resubmit, include a cover letter specifically responding to each item. There was some confusion about the revised scope of work that should be addressed in the cover letter. Please contact reviewers directly with questions about their comments. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Deborah Bickmire, Senior Planner
 City of Aurora Planning Department

cc: Scott Campbell, Neighborhood Liaison
 Laura Rickhoff, ODA
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Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Please submit a cover letter with the next submittal. Reviewers were confused by the changed scope of the amendment.
- 1B. If applicable, show the direction of swing for the new gate at Rifle Street.
- 1C. Provide a detail for the proposed gate.
- 1D. Make clouds red around revision areas.

2. Landscaping (W. David Barrett / 303-739-7133)

- 2A. Any trees that are to be removed need to be marked. Contact the City of Aurora at 303-739-7177 or rlampea@auroragov.org.
- 2B. Make sure all landscaping is up to date with the current standards of the City of Aurora. Make sure to replace any dying or dead trees and shrubs.
- 2C. Identify the species of the proposed tree and add it to the Plant Schedule.

Per our previous meeting with Aurora, some of the landscaping was never installed in the first place (along Smith Road, specifically). Per city staff, the site doesn't necessarily need to be updated for such a small scope (adding the gate) but we will need to mitigate for the tree that will be removed and replaced.

Replaced the ash tree with Hackberry.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. Directional curb ramps are required.
- 3B. Label the curb return radius.

Revised curb ramps to be more directional but also divert pedestrian traffic away from the driveway cross-pan. Radii labels added.

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

- 4A. Add a stop sign at the Smith Rd. entrance and sight triangles based on the stop sign.
- 4B. Add a stop sign at Rifle St. and adjust the sight triangles.
- 4C. Add a stop sign at the Smith Rd. entrance and adjust the sight triangles.

Stop sign is existing. Adjusted sight triangles.

Added.

The landscape plans are old ones done by a different company and can't be accurately edited to show these utilities without redoing the entire plan to add the gate.

5. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 5A. Label the type of gating or barricade system being installed on the site plan using one of the following examples:
 - 27' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.
 - 27' Manual Swing Gate with Approved Knox Hardware.
 - 27' Manual Sliding Gate with Approved Knox Hardware.
 - 27' Electrical Sliding Gate with Approved Knox Hardware.

Added.

6. Aurora Water (Casey Ballard / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 6A. Please include responses to the comments on the changes made to address them are understood. Several items were modified between the first submission and the second. Pond 3 has been modified. Any pond that is a quality pond B. This includes water quality pond B.
- 6B. Access must be provided to the storm drainage system per Chapter 3.62(2) of the Storm Drainage Design and Technical Criteria Manual.
- 6C. Water quality ponds and detention ponds will require drainage easements.
- 6D. What happened to the proposed storm sewer?
- 6E. What are the limits of pond 3? Is it in the paved area? Hydrant should not be in the water storage area.
- 6F. There should be no ponding above sanitary manholes.

The scope of the Site Plan Amendment was reduced to only include a new gated entrance off of Rifle Street. Per a meeting with the city (Kristin Tanabe, Janet Bender, etc.) only a very narrow scope of work would be required to accommodate those changes. No changes to the site's planned drainage (including easements) would be required.



Yes, it's a combination easement per plat, although not reflected on the previous Site Plans. I revised the labels.

6G. Is the 23' fire lane e

6H. Show the water meter and fire service location on the landscape plans.

The landscape plans are old ones done by a different company and can't be accurately edited to show these utilities without redoing the entire plan.

7.Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments

7A. Portions of the sidewalk easement dedications to the process which takes 8-10 w

Revised sidewalk ramp design to not encroach the private property. 6" is provided between the back of curb and property line.

property which will require sidewalk
tion packet located online to start the