



Planning Division
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Aurora, Colorado 80012
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July 22, 2021

Kelsey Hall
Transport Colorado
1331 17th Street Suite 1000
Denver, CO 80202

Re: Third 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 third 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, August 6, 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.

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 or 303-739-7209.

Sincerely,

Antonnio Benton II

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

cc: Christopher Clark, Uintah Engineering & Land Surveying 3313 35th Ave Ste B Evans, CO 80620
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\1793-14rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Civil plans are not part of the site plan review. (Civil Engineering)
- Physical disconnect detail not updated. (Aurora Water)
- Update water tank plans to match site plans. (Life Safety)
- Easement and License Agreement Issues. (Real Property)

PLANNING DEPARTMENT COMMENTS

1. **Planning Comments** (Antonnio Benton II / 303-739-7209 / abenton@auroragov.org / Comments in dark teal)
 - 1.A Approved, no comments.
2. **Addressing** (Phil Turner / 303-739-7271 / pcturner@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
3. **Landscaping** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in light teal)
 - 3.A Approved, no comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)
 - 4.A Civil plans are not part of the site plan review.
 - 4.B The site plan sheet needs to be included in the site plan set. Include dimensions for access drives, material type, etc.
5. **Aurora Water** (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)
 - 5.A Standard details from Aurora manuals are not needed in these plans. Any details that are not standard such as the physical disconnect manhole can be included.
 - 5.B Physical disconnect detail not updated.
 - 5.C Why were sheets from the civil plans included in the site plan? Per previous discussions civil plans will be emailed until they reach 90% at which time they will be submitted formally through the AMANDA portal.
6. **Building/Life Safety** (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)
 - 6.A Revise the fire lane sign with the “graphic” fire lane sign. Also, a “graphic” tow-away must be attached below the fire lane sign. See example.
 - 6.B The tank plan’s access road and gating system does not match the site plan. Revise the tank plans to match the site plan illustration and labels.



7. **Real Property** (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
- 7.A Site Plan - There are some easement issues and some License Agreement issues. See the comments on the document(s). Continue working with Andy Niquette (dedicationpropertry@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. 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 separate documents that are still needed.