

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



September 21, 2022

Jaime Perez
Three Sons Construction
3085 Carson St
Aurora, CO 80011

Re: Third Submission Review: 18820 E Smith Rd – Site Plan and Deferral of Public Improvements
Application Number: DA-2191-00
Case Numbers: 2021-6020-00, 2021-9001-00

Dear Mr. Perez:

Thank you for your third submission, which we started to process on September 1, 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 outside agencies.

Since several important issues still remain, you will need to make another submission. Please resubmit your revised pdf's through the Planning portal. Once received, the next review will commence, and you will receive your next set of comments in approximately two weeks.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner I
City of Aurora Planning Department

cc: Jose Ramirez, Rocky Ridge Civil Engineering
Scott Campbell, Neighborhood Services
Brittany Vigil, ODA
Filed: K:\\$DA\2191-00rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See Planning comments (Item 2-4)
- Add the adjustment request for the landscaping to the cover sheet. (see Item 4)
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. (Item 5)
- **The previous comment not addressed. Gates are required to be setback from Public road flowline a minimum of 35-feet or longest expected vehicle, whichever is greater (Item 6)**
- Please relocate gas service outside of the Utility easement (Item 8)
- There are easement and License Agreement concerns for this site (see Item 9).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Comments were received from outside referral agencies (Xcel Energy). (Please see the attached pdfs at the end of this letter).

2. Completeness and Clarity of the Application

2A. No further comments.

3. Zoning and Land Use

3A. Missing Avigation Easement for the property. Provide in the resubmittal.

3C. Verify Deferral of Public Improvements (DPI). This is something you need to fill out and submit to Public Works.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in teal box)

Sheet 1

4A. Add the adjustment request for the landscaping to the cover sheet.

Sheet 6

4B. The buffers along the east, west, and south are no longer being required and an adjustment should be requested that will be supported by staff. Update the table to indicate no plants being provided and add an asterisk and note to the bottom of the table that states "compatible uses on adjoining lots. No non-street buffer is required. An adjustment has been requested. Additional plant material has been provided along the street frontage."

4C. All adjustment requests should appear here and on the Cover Sheet of the plan set. Adjustments on the plan sheets should just include the section number and title. In addition, the letter of introduction should be updated to include the adjustment request.

4D. The Site Data information should be compared to the information being provided on the Cover Sheet.

Sheet 7

4E. There appears to be a 6' tall fence. Change the line type scale so that the fence symbology reads better.

4F. Add the fence symbology to the legend.

4G. Because the adjoining lot owner to the south and west of this property was given relief from having to provide landscape buffers, the buffers may be removed from the east, west, and south sides of the property.

4H. Because relief is being granted for the required non-street buffers, increase the plantings proposed along the street frontage to offset the landscaping not being provided along the sides.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1

5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

5B. Comments were provided on May 13, 2021, and no subsequent submittal has been made. Do not make another site plan submittal until the second drainage report comments have been provided

Sheet 2

5C. The detention pond must be constructed prior to any on-site paving

5D. What culvert is included in the final/ultimate Smith Road improvements?

Sheet 3

5E. Show dimension for ROW

5F. The sidewalk needs to parallel the right of way

5G. Improvements on the adjacent property require a letter granting permission for the work to take place. Plans will not be approved until this has been provided

5H. And issuance of a TCO or CO

Sheet 5

5I. Include storm in legend

5J. Private culvert requires a license agreement

5K. Min 1% slope required for asphalt

5L. Label slope at access

Sheet 6

5M. Indicate taper dimension. Verify it meets traffic requirements

6. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

6A. **Previous comment not addressed.** Gates are required to be setback from Public road flowline a minimum of 35 feet or the longest expected vehicle, whichever is greater. Gate is setback 35 feet, is this the longest vehicle entering the site?

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

7A. No further comments.

8. Aurora Water (Daniel Pershing / 303- 326-7646/ ddpershi@auroragov.org / Comments in red)

8A. Please relocate gas service outside of Utility easement.

9. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

9A. There are easement and License Agreement concerns for this site. Go to this link for the Real Property web page document links: <https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>

9B. Cover this fence/gate with a License Agreement

9C. Add: to be dedicated by separate document

9D. Label the Fire Hydrant easement to be dedicated by separate document

9E. Label the sidewalk easement to be dedicated by separate document

9F. Label the Water Meter easement to be dedicated by separate document



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

September 14, 2022

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

Attn: Rachid Rabbaa

Re: 18920 East Smith Road – 3rd referral, Case # DA-2191-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the third referral site plans for **18920 East Smith Road**. Please be aware PSCo owns and operates existing underground electric and natural gas facilities along Smith Road. 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. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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.

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