



Planning Division
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Aurora, Colorado 80012
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May 24, 2018

Matt Mitchell
DCT Summit LLC
555 17th St. Ste #3700
Denver, CO 80202

Re: Initial Submission Site Plan Amendment– Summit Distribution Center
Application Number: **DA-1174-68**
Case Number(s): 201-6022-01

Dear Mr. Mitchell:

Thank you for your initial submission, which we started to process on Monday, April 30, 2018. 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 a resubmittal on or before Friday, June 15, 2018. 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.

Your estimated administrative decision date is set for Wednesday, July 5, 2018. 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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Patrick Gunn – Ware Malcomb 990 S. Broadway, Ste. 230 Denver CO 80209
Stephen Rodriguez, Case Manager
Susan Barkman, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\1174-68rev1.rtf



Initial Submission Review – Site Plan Amendment

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Combine the site plan pdf's into one pdf
- Gateway Park DRC approval required
- See the various Landscape comments and revisions
- See the Engineering comments on the site plan, utility plan and grading plan
- See the Traffic comment on the site plan
- See the various Life Safety comments
- See the tree mitigation comments from the City Arborist
- See the Xcel Energy comments at the end of the review letter

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1A. Referrals were sent to four abutting property owners as well as outside referral agencies. Please see comments at the end of this letter from Xcel Energy. No neighborhood comments were received.

2. Completeness and Clarity of the Application

2A. Gateway Park has a Design Review Committee (DRC) for any proposed development which occurs within their development area. A letter of approval from their DCR will be required prior to approval of the application. Please provide a letter of approval as soon as feasible.

2B. In the resubmittal, please combine all of your applicable site plan set sheets (cover sheet, site plan, landscape, utility, grading and photometric) into one single pdf.

2C. Turn off the Autocad text layer as I am unable to read text on the cover sheet and other sheets.

2D. It appears that the documentation necessary for mineral rights notification has been provided and that the mineral rights owner(s) waived the notice requirements for the development application.

3. Zoning and Land Use Comments

3A. Specify on the site plan that the existing curb and gutter through the access road to the trailer parking lot will be removed.

4. Waivers Requested or Required

4A. No waivers are requested.

5. Landscape Design Issues

Reviewed by: Kelly K. Bish, RLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

5A. Sheet 5

- Make sure the data table information is coordinated now for this new parking area addition as well as the data table on the Site Plan Cover Sheet.
- Correct the quantities on the landscape plan and in the table to reflect the required 1 tree and 10 shrubs per 25 lineal feet for the Special Landscape Buffer.
- Retain the original landscape plan submittal information, but add additional lines that will be bubbled to include the North Special (25' wide) landscape buffer - Trailer Parking, the north east non-street frontage buffer – Trailer Parking.
- Include 1 enlargement sheet - Current sheet 5 as well as one overall of the entire site with the landscape turned on but grayed back - no labels and a bubble with a #1 around the area of expansion and the sheet with the tables on it. Include the #1 and explanation on each of the three sheets.



Sheet 9

- Dimension and label the northeast buffer. A 10' wide buffer is required, that goes down to 6' with xeric. 1 tree and five shrubs per 40 lf. Approx. 4 trees and 21 shrubs required.
- Do not include that portion of the 25' wide landscape buffer in the measurement for the non-street buffer along the northeast.

6. Civil Engineering

Reviewed by: Kristin Tanabe / ktanabe@auroragov.org / 303-739-7306 / PDF comment color is green for redlines.

6A. See redline comments on the Site Plan (curb, gutter, and cross pans), Utility Plan (storm sewer maintenance) and Grading Plan (AutoCAD, slopes and contours).

7. Life Safety

Reviewed by: Neil Wiegert / nwiegert@auroragov.org / 303-739-7613 / PDF comment color is blue for redlines.

7A. Site Plan Amendment

SHEET 2 SITE PLAN

(ADVISORY COMMENT)

Storage Yards are classified by the International Fire Code (IFC) as "Facilities" as stated within Section 503 and 507. As such, facilities such as storage yards are required to establish adequate fire access, water supply and fire hydrants within the storage area. The site plan submitted to the Planning Department must show:

1. A fire lane easement is required to be within 150 feet of all storage configurations utilizing a 23' fire lane easement with 29 foot inside and 52 foot outside turning radii.

1a. Fire lanes constructed to the Public Works standard, typically either asphalt or concrete. Any other proposed surface material within the fire lane easement must be pre-approved during the site plan and civil plan review process.

2. Placement of fire hydrants is typically determined at time of 1st submittal of the site plan, once determined, they must also be shown on the civil plans.

2a. Outdoor storage facilities with internal fire hydrants are required to be protected with approved bollard protection. Utilize the Aurora Standards and Specification's detail #208.

4. Where no structures are proposed within the storage yard area there are typically no accessibility requirements requested within the Fire/Life Safety and Building Division comments. This does not negate any Federal ADA accessibility requirements the developer is obligated to provide. If obligated, the developer should show and label any accessible elements within the site plan submitted to the Planning Department.

Provide dashed line delineation representing the standard minimum turning radius of 29 feet inside for all turning elements within the fire lane easement where it adjoins the existing fire lane easement.

Revise this label to include a "fire lane easement."

Provide an approved dead end fire lane easement turnaround. Utilize the 2015 IFC, Appendix D, Figure D103.1, "ACCEPTABLE ALTERNATIVE TO 120' HAMMEREAD," as a suggested guide.

1. Provide dashed line delineation representing the boundaries of the dedicated 23-ft. fire lane easement. Utilize a standard minimum turning radius of 29 feet inside for all turning elements within the fire lane easement turnaround.

2. Provide a note on this sheet that indicates that the fire lane easement will be outlined with red paint to reflect the boundaries of this easement. Within this painted area it should read as "FIRE LANE - NO PARKING".



All portions of the trailer storage yard must be within 400 feet of a fire hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building. Therefore:

1. Add a fire hydrant here.
2. When fire hydrants are exposed to vehicular damage, fire hydrants shall be suitably protected by a curb-line (3.5' minimum back from adjacent curb) or the use of bollards per the Public Utility Improvements Rules and Regulations Regarding Standards and Specifications Manual, Section 23.05.6, Standard Detail 208 in protecting fire hydrants exposed to potential vehicle damage. Show and label the bollard protection for this fire hydrant.

SHEET 3 GRADING PLAN

Coordinating with Sheet 2, show and label the requested Fire Hydrant.

SHEET 4 UTILITY PLAN

Coordinating with Sheet 2, show and label the requested:

1. Fire Hydrant
2. Fire Lane turnaround

SHEET 9 LANDSCAPE PLAN

Coordinating with Sheet 2, show and label the requested:

1. Fire Hydrant
2. Fire Lane turnaround

8. Real Property

Reviewed by: Darren Akrie / dakrie@auroragov.org / 303-326-7331 and Maurice Brooks / mbrooks@auroragov.org / 303-739-7294.

8A. No comments from Real Property Services.

9. Utilities/Aurora Water Department

Reviewed by: Jon Villines / jvilline@auroragov.org / 303-739-7646 / PDF comment color is red for redlines.

9A. No comments.

10. Traffic Engineering

Reviewed by: Brianna Medema / bmedema@auroragov.org / PDF comment color is gold for redlines.

10A. See redline comment on the site plan regarding adding a stop sign.

11. City Arborist

Reviewed by: Jacque Chomiak

11A. There could be trees affected by development in the area of shared access. Please show those trees on the plan. Mitigation requirements will be determined once we see which trees will be removed. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.



12. Xcel Energy

Reviewed by: Donna George / donna.l.george@xcelenergy.com / 303-571-3306

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment for **Summit Distribution Center**. Please be aware PSCo owns and operates existing electric distribution facilities along the southeasterly property line. The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS

(go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders).

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.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

If there are any questions about this referral response, please contact me at (303) 571-3306.

13. Century Link

13A. No comments or concerns regarding the project.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
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Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

May 17, 2018

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

Attn: Stephen Rodriguez

Re: Summit Distribution Center, Case # DA-1174-68

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Donna George
Right of Way and Permits
Public Service Company of Colorado