



Planning Division  
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June 9, 2021

Kelsey Hall  
Transport Colorado  
1331 17<sup>th</sup> Street Suite 1000  
Denver, CO 80202

**Re: Second 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 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, June 25, 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](mailto:abenton@auroragov.org) or 303-739-7209.

Sincerely,

**Antonio Benton II**

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

cc: Christopher Clark, Uintah Engineering & Land Surveying 3313 35<sup>th</sup> Ave Ste B Evans, CO 80620  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\SDA\21793-14rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Identify water tank height in Data Table. (Planning)
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- Add required language from Building and Life Safety to specified documents. (Life Safety)
- Easement and License Agreement Issues.(Real Property)
- Provide elevation/detail of the proposed water tank including measurement indicating height. (Landscaping)
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. (Civil)
- There should be minimum of 10 feet between the manhole and edge of the building. (Aurora Water)

### PLANNING DEPARTMENT COMMENTS

1. **Planning Comments** (Antonnio Benton II/ 303-739-7209 / [abenton@auroragov.org](mailto:abenton@auroragov.org) / Comments in dark teal)
  - 1.A Although there was a response to the previous comment, the data table still does not include the height of the water tank. Identify height of the tank in the site data table.
  - 1.B Provide elevation details regarding the proposed water tank including height measurements.
2. **Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto: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](mailto:CADGIS@auroragov.org)

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

#### Cover Sheet

- 3.A City of Aurora Notes: Update note one to remove the reference to the landscaping being installed prior to a certificate of occupancy.

#### Sheet L2.01

- 3.B Although acknowledged with the response to review comments, there was not an elevation/detail of the proposed water tank including a measurement indicating height etc. provided with this submittal.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

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

#### Sheet 2

- 4.B Repeated comment: Change the line type or weight of the portion of the swale to be removed
- 4.C Provide additional slope labels on site. Min 1% slope for asphalt, min 2% for non-paved areas

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

- 5.A Approved, no comments.



**6. Aurora Water (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)**

- 6.A The easement for this manhole can be vacated. While the site is privately owned the sanitary main will be treated as a private main. Once the site is transferred to Aurora Water the main will be public, but no easement will be required. There should still be a minimum of 10-feet between manhole and edge of building.
- 6.B Please provide autoturn exhibits for a standard fire truck and tractor trailer.
- 6.C Minimum size for exposed rip rap is Type M when used as overflow protection.
- 6.D Please add dimensions for outside of tank to edge of eastern fence.
- 6.E This detail does not need to be added to the site plans, but we would like a response for clarification.
- 6.F Altitude control valve?
- 6.G Bring sump pit closer to steps.
- 6.H Increase manhole diameter to 7-feet.
- 6.I Minimum is type M.
- 6.J Provide dimension from manhole roof to floor. Minimum space is 6-feet.
- 6.K Use 1-1/2-inch rushed rock.

**7. Building/Life Safety (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)**

Site Plan Sheet 1

- 7.A Typically, site plans have a table of contents, which includes a site sheet. Please check with your planner if any additional sheets are required.

Sheet 2

- 7.B If a manual gating system is being proposed, identify the Knox Box on the gating system. The Knox Box shall be mounted on the ingress side the gate post.
- 7.C "SIGNAGE AND STRIPING" package shall be included for approval with the Site and Civil Plans. Also, the sign package shall include fire lane signs. Sign package shall include all signs as required by other City of Aurora departments. See fire lane sign example.
- 7.D Provide 2 fire lane signs, see drawing for locations.
- 7.E Revise gate label to include mechanism, see example: Label gating system. Example gate: (2) 12' Manual Swinging Gate's with Approved Knox Hardware
- 7.F The maximum longitudinal slope within a fire lane easement shall not exceed 10%. The transverse slope shall generally have a minimum of 2%, but not exceeding 4%. However, the resultant slope shall not exceed 10%.
- 7.G Provide a fire lane section.

Sheet 6

- 7.H Is this the front main gate? If so, please revise the label to match sheet 2 gate's label.

Elevated Tanks Plan Sheet 2

- 7.I The gate and the access road do not match the site plan. Please revise so all submittals match.
- 7.J The approval of the site plan does not constitute an approval of the elevated tank plan.

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

- 8.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 ([dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org)) for the easement concerns and Contact Grace Gray ([ggray@auroragov.org](mailto: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.

