



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

Worth Discovering • auroragov.org

December 12, 2017

Hannan Ali Mir Abdul
8699 Stoll Place
Denver, CO 80238

Re: Initial Submittal Review – Ali Subdivision / Outdoor Storage - Site Plan, Plat and
Deferral of Public Improvements
Application Number: **DA-2107-00**
Case Numbers: **2017-3057-00; 2017-6055-00**

Dear Mr. Abdul:

Thank you for your initial submittal, which we started to process on November 16, 2017. 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.

Since several important issues still remain, particularly citizen input and comments, you will need to make another submission. Please revise your previous work and send us a new submission on or before Wednesday, January 3, 2018. Your Planning Commission hearing date is still tentatively set for Wednesday, February 14, 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Planner I
City of Aurora Planning Department

cc: Mike Guiffre Altitude Land Consultants 3461 Ringsby Court, Ste 125 Denver, CO 80216
Meg Allen, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\2107-00rev1.rtf



Initial Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Initiate deferral documents with Public Works. Full design of improvements is required.
- Show all required improvements and include typical roadway sections.
- Provide fence columns adjacent to Tower Road and Smith Road
- Provide an irrigation meter
- Revise the fire lane easement
- Relocate the proposed fire hydrant
- Relocate fence along southern boundary

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 5 adjacent property owners, 5 neighborhood organizations and 6 outside agencies. One response was received from a neighborhood association and one from an adjacent property owner and are included below.

1B. Kirkegard Acres Neighborhood Association / Timothy Green / tgreen@archcentric.com

- Sheet C6.0 calls out an 8' tall fence but could not find an elevation or material call out. For screening purposes this should be a solid wood or masonry fence.
- Sheet C5.0 calls out 3/4" water pipe and meter as differed. How can that be differed with irrigated landscaping?

1C. Anadarko Petroleum Corp. / Antonio Cabral / tony.cabral@anadarko.com

No Concerns.

2. Completeness and Clarity of the Application

2A. Revise the letter of introduction to address the redline comments regarding access, the deferrals, and fencing. A deferral of the Andes Way improvements is not an option as it will be the only access to the site.

2B. The submittal package is more consistent with a civil plan set than a site plan submittal. Please review the Site Plan Manual for specific requirements. Additionally, the grading and drainage should not be on the site plan. Please provide a separate sheet for grading and drainage.

2C. Revise the Operations Plan to provide clarity on the following items:

- More clearly define what will be stored on the site. Consider listing restrictions on the site plan as well.
- Include a description of how customers will access the site and how the hours of operation will be enforced, especially during summer hours and extended daylight hours.
- Include the anticipated number of customers that will be accessing the site and what types of businesses you expect to utilize the site.

- The deferral request should be removed from the operations plan. It belongs in the letter of introduction.

2D. Provide a Title Commitment that has hyperlinks to the recorded documents. The title indicates mineral rights are reserved, however, the mineral rights affidavit claims the mineral rights have not be severed. Per the previous request for title back-up, please verify the status of the mineral rights.

2E. Fencing along arterials is required to meet specific design standards and to include a masonry column a minimum of every 120 feet ([Section 146-1743](#), Table 17.2). Please revise the proposed fence to meet the design standards and to include columns. Also include a detail and elevation of each.

2F. Responses were not provided to all of the comments in the pre-app notes. Please make sure to respond to all of the comments in this review letter.

2G. Provide adjacent subdivision information, not property owner name and address, on the plat and site plan.



- 2H. The maximum allowable signage is 80 square feet and 5 total signs. Please revise the Site Data.
- 2I. Provide an accessible route from the site to the public way.
- 2J. Revise the site plan title as noted. Consider adding something, for example “Ali” to customize the name.

3. Environmental Planning (Porter Ingram)

3A. Exhibit 4, the “Property” legal description, was not included in the avigation easement recordation. This exhibit is required and will also have to be recorded and a copy provided to your case manager.

4. Addressing (Cathryn Day)

4A. Require a preliminary digital .SHP or .DWG file for street naming, addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please e-mail these files to me.

Here is additional information regarding the City of Aurora’s CAD submission requirements:

The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city’s Enterprise GIS. Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final site plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting your final site plan mylars. Once received, the city’s AutoCAD Operator will run an audit report and your Case Manager will let you know within 2-3 days whether the .DWG file meets or does not meet the city’s CAD Data Submittal Standards.

5. Landscape Design Debbie Bickmire / dbickmir@auroragov.org / 303-739-7261 / Comments in teal clouds

5A. Sheet C6.0

- All buffer landscape and fencing is required and may not be included in the deferral request.
- The landscape buffers on Tower Road and Smith Road must be 25 feet wide. Reductions are not permitted adjacent to arterials (Table 14.6).
- The ROW landscape (tree lawn) and buffers must be covered with at least 50 percent living landscape material ([Section 146-1431](#)). Please incorporate drought tolerant turf and/or landscape material into the tree lawn and buffers.
- The property to the south is zoned residential, therefore the standard buffer is 25 feet. The buffer may be reduced to 14 feet if a tall hedge is used and the plant material is drought tolerant, however, the buffer is required outside of the fence. Please revise the requirements and location for Buffer 1.
- Identify all surface materials, including the surface of the storage lot.
- Show and label the required perimeter landscape buffers.
- There are no trees on the site therefore you can remove the tree mitigation table.
- Planting around the detention area shall contain a minimum of one tree and ten shrubs per 4,000 square feet. Area within the flood plain or floodway may be deducted. Please revise the detention pond landscape table accordingly.
- Delete the spacing column in the plant schedule and replace it with a water use column.
- Show existing and proposed street lights, fire hydrants and site lights.

**5B. Sheet C7.0**

- Our version of Adobe does not recognize the font used on this sheet. Please revise.
- Delete contractor and construction related notes.
- Add the required landscape notes as found in the Landscape Reference Manual.

5C. Fencing

- Fencing along arterials is required to meet specific design standards. A closed style wooded fence is permitted, but must include additional trim and a top rail (see [Figure 17.3c](#)). Additionally, masonry columns are required at a minimum of every 120 feet ([Section 146-1743](#), Table 17.2). Please show the locations of proposed columns and include details and elevations of all proposed fencing and columns.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**6. Civil Engineering** (Kristin Tanabe)

6A. This appears to be the civil plan submittal doubling as a site plan submittal. Please review the Site Plan Manual for specific site plan requirements.

6B. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

6C. Site Plans do not require the stamp or signature of an engineer. Please remove.

6D. An Erosion Plan is not required with a Site Plan. Please remove.

6E. Sheet C4.0

- See Pre-app notes for requirements.
- Show and label all existing and proposed street lights.
- Clearly identify and label the property line.
- Show the full width of adjacent rights-of-way and label.
- Show the existing pavement on Smith Road.
- Show the grading and pavement for Andes Way. Improvements for Andes Way are not eligible for deferral.
- Identify the surface material(s).
- Show directional curb ramps per city standard detail.
- Include street sections.
- Ten foot sidewalks are required on Tower Road and Smith Road.
- Add a note indicating if the storm sewer system is public or private and who is responsible for maintenance.
- Label slopes.
- The entry gate must be set back a minimum of 35 feet from the street flowline. Please revise.
- See redlines for all comments.

7. Life Safety (John Van Essen / jvanesse@auroragov.org / 303-739-7489 / Comments in blue)**Site Plan**

7A. Sheet C2.0 – Move the fire lane easement requirements to Sheets C4.0, C5.0 and C6.0. The fire lane must be a minimum of 23 feet wide with a 29 foot inside radius.

7B. Sheet C4.0 – The manual sliding gate must be 23 feet wide with approved Knox Hardware. Gate must be set back 35 feet from the flowline. Please revise.

7C. Sheet C5.0 –

- Installation of one fire hydrant is required. Relocate the proposed fire hydrant from the southwest corner to the intersection of Tower and Smith Road.
- Please add: **DEFERRED ITEM: 1 UNIT** - 4' Man gate to access hydrant. (Please show 4' gate with Knox lock).
- Please add: **DEFERRED ITEM: 1 UNIT** - 4' sidewalk.
- Update this page with the Fire Lane details on sheet C2.0.



7D. Sheet C6.0 –

- Show the relocated the fire hydrant at the position shown on the redlines. Note: The fire hydrant must be a min. of 3'6" to a maximum of 8' from back of curb. See Aurora water code, section 16.05.4.
- Relabel: 23' Manual Sliding Gate with Approved Knox Hardware.

Plat

7E. Add all the specific Fire Lane details and radii to page 2 of the plat.

8. Traffic Engineering (Victor Rachael / vrachael@auroragov.org / 303-739-7309 / Comments in amber)

Site Plan

8A. The intersection of Smith and Tower is a potential candidate for installation of an east/west pedestrian movement in the future. As an adjacent land owner/developer, you must participate in the cost of the pedestrian modification / installation. Add the following note to the Site Plan:

(Applicant/owner name, address, phone) shall be responsible for payment of 100% of the necessary pedestrian equipment and installation to facilitate a E/W crossing on the south left of Tower Rd for the intersection of Smith Rd and Tower Rd, if and when traffic signal warrants are satisfied. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization modification cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

8B. Sheet C4.0 –

- Revise the curb ramp. Show with north/south orientation.
- Clarify if there is an existing traffic signal pole at the Tower and Smith intersection.\

8C. Show sight triangles on the site plan and landscaping plan at all access points and intersections in accordance with City of Aurora Standard Traffic Detail TE-13. Add the following note:

“All proposed landscaping within the site triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10”

Plat

8D. Provide a traffic signal easement at the Tower and Smith intersection

9. Real Property (Darren Akrie / dakrie@auroragov.org / 303-739-7331 / Comments in magenta)

Site Plan

9A. The legal description should match the Ali Subdivision Flg. 1.

9B. Sheet C2.0

- Move the point of commencement text and section corner data to eliminate overwrites.
- The benchmark must tie into the City of Aurora Vertical Control Network based on NAVD 88.
- Review pin description and bearing as noted on the redlines.
- Make the property boundary line more pronounced.

9C. A license agreement will be required for the gates and fence encroachments within the fire lane and utility easement(s).

Plat

9D. Provide the monument records and closure sheet.

9E. Revise legal description as noted on redlines. Clarify call-outs.

9F. Revise Approval Block and Clerk and Recorder's Certificate as noted.

9G. Confirm legal description reference and clarify cap set.

9H. Make the property boundary line bolder.



10. Aurora Water (Eddie Francis / efrancis@auroragov.org / 303-739-7382 / Comments in red)

10A. An irrigation meter is required. Please show and label.

10B. Is the sanitary sewer manhole being deferred?

10C. Is the wet tap connection being deferred?

10D. Locate the water meter in a landscaped area no less than 2 feet from any concrete edge.

11. Revenue (Drake Robinson / ddrobins@auroragov.org / 303-739-7393)

11A. Development Fees Due: Storm Drain (2.083 acres x \$2,903= \$6,046.95) TOTAL= \$6,046.95

Make the check payable to the City of Aurora

12. CenturyLink (Dustin Pulciani / Dustin.Pulciani@centurylink.com / 720-520-3133)

12A. No objection.

13. Xcel Energy (Donna George / donna.l.george@xcelenergy.com / 303-571-3306)

13A. Please see the attached letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

November 30, 2017

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

Attn: Deborah Bickmire

Re: 18500 Smith Road Outdoor Storage, Case # DA-2107-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **18500 Smith Road Outdoor Storage**. The property owner/developer/contractor must complete the **application process** for any new gas or electric service 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 you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado/Xcel Energy