



Planning Division
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May 13, 2021

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

Re: Initial 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 initial submission, which we started to process on April 20, 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. **R/ Acknowledged**

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 June 4, 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. **R/ Acknowledged**

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7266 or cdalby@auroragov.org. **R/ Acknowledged**

Sincerely,

Claire Dalby, Planner II
City of Aurora Planning Department

cc: Jose Ramirez, Rocky Ridge Civil Engineering
Scott Campbell, Neighborhood Services
Brittany Vigil, ODA
Filed: K:\SDA\2191-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and address all formatting and correctness comments from all departments. **R/ Addressed**
- Submit revised documentation to reflect the current project timeline and details (see Item 3).
- Include elevations of the proposed storage sheds (see Item 3) **R/ Included**
- Review all comments from Landscaping, Engineering, Traffic, Fire / Life Safety, and Aurora Water and make all requested changes to the Site Plan. **R/ Requested changes made**
- Work with Real Property on the dedication of all easements by separate document (see Item 9). **R/ Easements in process**

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to two adjacent property owners and five neighborhood organizations. No comments have been received from any adjacent property owners at this time. **R/ Acknowledged**

2. Completeness and Clarity of the Application

- 2A. Update the title to read “18920 Smith Rd Site Plan – Outdoor Storage”. **R/ Updated**
- 2B. On the cover sheet, update the data block with all applicable information in (to be included in a separate email with data block .dwg file. **R/ Added**
- 2C. On the cover sheet, update the signature block with the required blocks (to be included in a separate email with Word file) **R/ Updated**
- 2D. Include an amendment block on the cover sheet (to be included in a separate email with amendment block .dwg file.) **R/ Ad**
- 2E. Ensure all sheets are numbered consistently. **R/ Renumbered accordingly** **ded**

3. Zoning and Land Use

- 3A. Please submit a revised Letter of Introduction with the current date. List both the Site Plan and Deferral of Public Improvements and provide additional details on both.
- 3B. Please submit an updated Operations Plan (can be included with the Letter of Introduction) that includes information of the types of products and/or equipment to be stored at the site. Describe the anticipated daily operations, hours of operation, anticipated (include maximum and minimum) number of vendors accessing the site on a daily basis, estimated number of employees, type of construction equipment to be stored, surface material, and any other relevant information. Include any details on the operation of the site that may have changed since June 2019.
- 3C. Clarify the intent of the phasing plan detailed on Sheet 2 for Argonne Street. It is staff’s understanding that only deferral of public improvements for Smith Road is needed. **R/ This has been corrected to Smith Road**
- 3D. On Sheet 3 (Site Plan), clarify additional details on proposed/existing site characteristics. Differentiate between all existing vs. proposed elements. Include information in the legend about all surface materials. Delineate all parking spaces and storage areas on the plan. **R/ Site Plan revised**
- 3E. Label the zone district on the Site Plan sheet. **R/ Labeled**
- 3F. All existing and proposed outdoor storage areas must be screened with an opaque fence. If any chain link fencing exists it will need to be replaced. Provide additional detail **R/ Changed to cedar fences**
- 3G. Show the setbacks of the storage sheds from property line on the Site Plan sheet. **R/ Added**
- 3H. Please submit elevations of the proposed storage sheds with dimensions, exterior finishes, and color schemes identified.
- 3I. Please include evidence (completed or started) of avigation easement for the property. **R/ Elevations Added to set**

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

Sheet 1

- 4A. Because there are no buildings requiring certificates of occupancy, change the following to read as follows: All landscaping will be installed upon completion of the detention pond construction. The installation of the street trees may be deferred until the widening of Smith Road is done.

Sheet 2

4B. Argonne Street?? **R/ Corrected**

4C. This was submitted after the new Unified Development Ordinance was passed and therefore the pre-application notes are not valid since they were based upon Article 14 which is no longer in effect. **R/ Acknowledged**

Sheet 6

4D. 20' (multiple locations) **R/ Corrected**

4E. The narrowest buffer depth is 12' with a fence. **R/ Buffer increased**

4F. 30% of the trees are required to be evergreen **R/ Corrected**

4G. Because there are no buildings requiring certificates of occupancy, change the following to read as follows: All landscaping will be installed upon completion of the detention pond construction. The installation of the street trees may be deferred until the widening of Smith Road is done. **R/ Revised**

4H. No more than 20% of the total shrub count may be grasses within the buffer. **R/ Revised**

4I. Update the sheet numbering to coincide with the rest of the plan set.

Sheet 7

4J. Include the future sidewalk as is shown on the grading plan. **R/ Included**

4K. Show the detention pond, associated storm pipe and concrete pan work **R/ Added**

4L. Color? **R/ Added**

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. **R/**

Acknowledged

Sheet 2

5B. This site does not have frontage on Argonne Street **R/ Corrected**

Sheet 3

5C. Shoulder required to be paved **R/ Changed to paved** **R/ Note added**

5D. Add a note that site improvements must be completed and accepted prior to the commencement of business operations

5E. Hatching implies the entire site is paved **R/ Hatching legend added**

5F. Letter from adjacent owner required for outfall on adjacent property **R/ Letter has been requested but not received**

5G. The hatching implies the entire site will be paved. Please revise the note **R/ Correct Almost entire site to be paved**

5H. Indicate taper **R/ Taper added**

Sheet 4

5I. Label private culvert. License agreement required **R/ Labeled**

Sheet 5

5J. Label private culvert. License agreement required **R/ License Agreements in process**

5K. Label slopes. 4:1 max slope for pond sides, min 2% for pond bottom. **R/ Corrected**

5L. Label slope at access **R/ Labeled**

6. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)Sheet 1

6A. Add the following note: The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development. **R/ Added**

Sheet L2

6B. Show stop sign, update sight triangle to appropriate location. **R/ Corrected**

**7. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)Sheet 1

7A. Replace note 1 with:

THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT. **R/ Note replaced**

7B. Remove notes 2,3, & 4 (Duplicates) **R/ Removed**7C. Provide Site Data Block Information: **R/ Changed to this one**

- 2015 IBC Construction type of each building(s).

- 2015 IBC occupancy type.

- Number of building(s).

- Square footage of building(s).

- Gross square footage of building(s).

- Height of building(s).

- Sprinklered or not sprinklered.

7D. Remove this note. (Duplicate)

Sheet 37E. Provide knox box here. **R/ Added**7F. In the yellow shaded area provide and label 23' fire lane easement @ 150' in and dead-ends no turnaround **R/ Added**7G. Provide a fire lane sign here that reads "Fire Lane Dead Ends in 150'. **R/ Added**7H. Show fire lane locations, see fire lane sign notes for spacing requirements. **R/ Added**

7I. Label the type of gating or barricade system being installed on the site plan using one of the following example:

(2) 11.5' Manual Swinging Gate with Approved Knox Hardware. **R\ Labeled**Contact Grace Gray (ggray@auroragov.org) for the license agreement concerns.7J. Fire lane must meet public works specifications for fire lane easement. **R/Acknowledged**Remove this detail and provide a note that the fire lane easement will meet public works specifications. **R/ Added**7K. A separate document through real property for fire lane easement. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns. **R/ Easements in process**Sheet 47L. Please include the notes with the fire lane sign details. **R/ Added****8. Aurora Water** (Daniel Pershing / 303- 326-7646/ ddpershi@auroragov.org / Comments in red)Sheet 48A. Please call out connection to existing storm sewer to the south **R/ Called**8B. 10 Ft wide pocket easement required to extend 5 ft behind hydrant and meter whwn outside of ROW. Please dedicate easement **R/ Easement Extended**



8C. No utilities are shown within this easement. Please confirm no utilities in this location. Remove Utility easement portion of this dedication **R/ Removed**

8D. Irrigation connection off Hydrant lateral will require a variance and approval from Aurora Water. Email ddpershi@auroragov.org for further discussion and documentation. **R/ Irrigation changed to domestic water tap**

8E. This is not per 2020 standards. Pipes conveying ROW flows are public and pipes conveying surface flows from the site are private. Please revise **R/ Revised accordingly**

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

9A. There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette (aniquett@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. **R/ Easements and License Agreements in process**

Sheet 1

9B. This statement is in the General Notes (#1) **R/ Revised**

Sheet 2

9C. Begin this process with Grace Gray (ggray@auroragov.org) **R/ License Agreements in process**

9D. Service Company of Colorado

9E. Add: "**to be dedicated by separate document**" to the proposed easement. Contact Andy Niquette (aniquett@auroragov.org) to start the easement dedication processes. **R/ Added. Easements in process**

Sheet 3

9F. License Agreement needed **R/ In process**

9G. Service Company of Colorado **R/ Corrected**

9H. Add: "**to be dedicated by separate document**" to the proposed easement. Contact Andy Niquette (aniquett@auroragov.org) to start the easement dedication processes. **R/ Added. Easements in process.**

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

See attached comment letter. **R/ Acknowledged**

13. Adams County (Jen Rutter / 720-523-6859 / jrutter@adcgov.org)

Thank you for including Adams County in this review. It does not appear that any unincorporated Adams County roads or properties will be affected as a result of this development, therefore the County has no comments on this proposal. **R/**

Acknowledged

14. E-470 Public Highway Authority (Peggy Davenport / 303-537-3727 / pdavenp@e-470.com)

At this time E-470 Public Highway Authority has no comments. **R/ Acknowledged**



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

May 8, 2021

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

Attn: Claire Dalby

Re: 18920 East Smith Road, Case # DA-2191-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans for **18920 East Smith Road** and has **no apparent conflict**. No resubmittals necessary. **R/ Acknowledged**

The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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. **R/ Acknowledged**

Additional easements may need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event. **R/ Acknowledged**

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. **R/ Acknowledged**

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