



May 17, 2021

Antonnio Benton II, Planner I
City of Aurora Planning & Development Services
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012
Ph: 303.739.7209

Re: TransPort Colorado Water Tank Site Plan (#1480282) Response to Submittal #1

We have reviewed your comments of the Transport Colorado Water Tank Site Plan and our responses to relative comments are as follows:

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See the various redlines responses from Landscaping, Engineering, Traffic Engineering, Real Property, Aurora Water, Life Safety, and Parks.

PLANNING DEPARTMENT COMMENTS

1. **Planning Comments** (Antonnio Benton / 303-739-7209 / abenton@auroragov.com)

- 1.A Fees in the amount of \$17,956.00 are due prior to second submission
RE: Acknowledged
- 1.B Identify height of the tank in the site data table
RE: The height of the tank is set at 165.5' tall
- 1.C Per the Unified Development Ordinance Section 146-4.7.9.J, chain link fencing for industrial development, provided it is not visible from a street and is not located on a lot adjacent to commercially or residentially zoned properties is not allowed arterial street and interior as it is visible. You must pick an allowed material and include columns as required. Add a comment about fencing in your notes.
RE: Fence type changed to meet standards

2. **Addressing** (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 2.A Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. The 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
- 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 linework outside of the target area. More info can be found at:
<http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

Identify height of the tank in the site data table
RE: The height of the tank is set at 165.5' tall

3. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org)

3.A Sheet L1.01
Provide a detail/elevation of the proposed fence. Include the height and material etc.

RE: Included

3.B Sheet L1.02
Update the typical landscape notes per the comments provided.

RE: Updated

Include an elevation/detail of the proposed water tank.

RE: Acknowledged

Include a measurement indicating height etc.

3.C See additional red line comments on the Site Plan.

RE: Included

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306/ ktanabe@auroragov.com)

4.A Address redline comments on the Site Plan.

4.B The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

5. Traffic Engineering (Brianna Medema / 303-739-7336/ bmedema@auroragov.com)

5.A Address redline comments on the Site Plan.

RE: Acknowledged

5.B Shift sight triangles to the south side of the sidewalk (vehicles should stop before crossing sidewalk.)

RE: Sight triangle line work has been updated and labels corrected.

5.C Design speed is what sight triangles are based on. Please update to 35 mph.

RE: Sight triangle line work has been updated and labels corrected.

6. Aurora Water (Casey Ballard / 303-739-7382/ cballard@auroragov.com)

6.A Address redline comments on sheets C1 and C2.

RE: Acknowledged

6.B We suggest making the gravel diameter larger than the tank's bowl diameter since the bowl is constructed on the ground before being lifted.

RE: The contractor will determine the means and methods of construction. There is additional workspace available if needed.

6.C How was size arrived at for future treatment and what treatment envisioned? Secondly, a building front cannot be on the edge of pavement.



RE: Future treatment may include reducing Iron (Fe) and Manganese (Mn). Whether or not it is employed is to-be-determined. Based on initial water quality data, it may not be required.

6.D The area between the future treatment sites and proposed transformed should asphalt so it can be snow plowed. Plow pile to the east side of the road like the best location.

RE: The access drive and housekeeping pad have been changed to asphalt to ensure plowing can occur throughout site.

6.E Will the tank have a de-icing system inside of the pedestal?

RE: The tank will have a mixing system No de-icing system is included. Refer to the Basis of Design Report (BDR) provided for information.

6.F The tank is tall and casts considerable shade, and tank is in a “hole.” Address expectation of winter snow and icing issues.

RE: Housekeeping pad material has been updated to asphalt for plowing. Perimeter swales will direct flow away from the site.

6.G I suggest making the gravel diameter larger than the tank’s bowl diameter since the bowl is constructed on the ground before being lifted up.

RE: The contractor will determine the means and methods of construction. There is additional workspace available if needed.

6.H Why not permanent piping along 32nd Ave?

RE: Temporary lines maybe required in the vicinity of the wells due to the timing of the annexation and roadway construction.

6.I Please confirm that you are, or will be, engaging with CDPHE and will prepare and submit a design review submittal(s), for a tank design and disinfection system designs.

RE: A submittal has been made to CDPHE. Reference the BDR included for information.

6.J Storm Drainage Development Fees due 1.251 acres x \$1,242.00 = \$1,553.74 (Diana Porter/303-739-7395/dsporter@auroragov.org)

RE: Acknowledged

7. Traffic Engineering (William Polk / 303-739-7371/ wpolk@auroragov.com)

7.A Sheet 1

Add the following note:

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 will be chained and locked in the open position until repaired by fire department, the license agreement for the emergency chicle gate opening system will be revoked and the gating system must be removed. The gating system will include an emergency vehicle gate opening system utilizing a redundancy back-up system that consists of; a) siren operated system; b) automatic knox key switch; and c) manual override (in the event of system failure). 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.

RE: Note added as Note 28.

7.B Add the following note:

All building address numbers shall comply with the aurora city code, section 126, article vii – number of buildings.

RE: Note added as Note 27.

7.C Sheet 2



7.C.1 The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

RE: Acknowledged

7.C.3 Encroachment is prohibited within a fire lane easement.

RE: Acknowledged

7.C.4 Please start the fire lane dedication process with COA Real Property Div. Start the license agreement for the gating system with Real property.

RE: Acknowledged and process will be started

7.C.5 Identify the Knox Box on the gating system. The Knox Box shall be mounted on the ingress side the gate post.

RE: Knox Box has been called out to be added to gate system

7.C.7 Revise gate label see example: Label gating system. Example gate (2) 11'-6" Swinging Gates with Approved Knox Hardware

RE: Access to site has been updated to a 23' width. "PROPOSED (2)-12' SWING GATE WITH APPROVED KNOX HARDWARE"

7.C.8 Provide sections for the automatic or manual gate

RE: Sections included

7.C.9 Advisory comment: this chlorination building will need to meet the standards established in the IFC. Provide note that speaks to conformance with IFC requirements such as highly toxic and toxic solids and liquids, hazard classification and identification, storage, etc. Also, please provide the hazard sign package.

RE: Liquid Sodium Hypochlorite will be employed for disinfection. Free Chlorine will be measured continuously into and out of the finished water storage tank. Will be F-2 Classified. Sprinklers will not be required. Reference BDR and IMEG plans for more information.

7.C.10 Please provide an access that can support the imposed loads of fire apparatus (85,000 pounds) and shall be surfaced to provide all-weather driving capabilities (typically meaning asphalt and concrete. See COA Roadway Manual for specifics.)

RE: Access will be asphalt and designed to support emergency vehicles, material has been updated to asphalt for plowing. Sidewalk will be designed to allow emergency vehicle loading.

7.C.11 "SIGNAGE AND ATRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, HazMat signs, sign details, handicapped parking stalls details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments. See fire lane sign example.

RE: As this is a fenced-off, non-public facility, no signage is anticipated. Hazmat signage will be provided on the building and shown on the building plans.

7.D Plat Comment

7.D.1 See site plan for details regarding a fire lane easement dedication.

8. Real Property (Maurice Brooks / 303-739-7294/ mbrooks@auroragov.com)

8.A The easement and right of way dedications by separate document should be start as soon as possible. See the redline comments on the document. Contact Andy Niquette (aniquette@auroragov.org) for the easement concerns.

RE: ROW dedication by other document is currently working with Filing 1

8.B Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the documents shown on the first page of the plat.

RE: Noted.



8.C Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

RE: The site Title Commitment has been included with the submittal package

8.D Send in the closure sheet for description.

RE: Documentation is included within this submittal package

8.E Send in the State Monument Records for the aliquot corners used in the plat.

RE: Documentation is included within this submittal package

9. City Forester (Rebecca Lamphear / 303-739-7177 / rlamphear@auroragov.org)

9.A Approved. No trees on this site.

10. Parks, Recreation & Open Space (Curtis Bish / 303-739-7131 / cbish@auroragov.org)

10.A Approved, no comments.

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

11.A No conflict.

12. Urban Drainage (303-455-6277 / submittals@udfcd.org)

12.A This is in response to the request for our comment concerning the referenced project. We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project.

13. Adams County (Nick Eagleson / 720-523-6878 / neagleson@adcogov.org)

13.A Thank you for including the Adams County Community and Economic Development Department in the review for Transport Colorado. Adams County has reviewed all the attached documents and while the County is not in opposition to the subject request, we would like to provide the following comments/questions:

13.B While exempt from Aurora's height restriction standards, please confirm the max height of the water tank.

RE: The tank will be 165.5-feet tall at the top of the FAA lighting.

13.C Will the water tank be removed when City services become available?

RE: Once a connection to the city system is made, the tank will be turned over to the city. Refer to the Interim Facility Agreement.

13.D Please ensure the FAA has received a referral for the proposed tank and does not have any concerns.

RE: A formal notification has been submitted to the FAA and their review is in process.

If you require additional information or have any or have any questions about our submittal items, please do not hesitate to call or e-mail me (303) 734-1777 or jcarpenter@laidesigngroup.com. We look forward to working with the City in completing this process in order to contribute to the City of Aurora.



Sincerely,

A handwritten signature in black ink that reads "Jennifer Carpenter". The signature is fluid and cursive, with a small, light-colored circular mark to the right of the name.

Jennifer Carpenter
Principal