



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

Worth Discovering • auroragov.org

February 10, 2020

David Jackson
Jackson Design Build
9033 E Easter Pl #200
Centennial, CO 80112

Re: Second Submission Review – Altec Industrial Expansion – Minor Site Plan Amendment
Case Numbers: **1998-6006-03**

Dear Mr. Jackson,

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 Monday, February 24, 2020.

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 let me know. I may be reached at (303)-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Jack Wade, Owner - Altec Industries
Meg Allen, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\SMA\2019 MAs\1998-6006-03\1st Submittal\1998-6006-03rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The 6th Avenue Improvements Phasing diagram must reference the actual improvements as shown in the additional Site Plan notes. Please see Civil Engineering comments for details (see Item 8)
- An access easement is required for the drainage easement to the public right-of-way. Please begin this process with Andy Niquette (303.739.7325) (see Item 8)
- Curb ramps must be updated (see Item 8)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No further community questions, comments or concerns were received during this review.

2. Zoning and Land Use Comments

2A. Zoning and Land Use Comments have been resolved.

3. Parking Issues

3A. Parking issues have been resolved.

4. Architectural and Urban Design Issues

4A. Architectural and Urban Design issues have been resolved.

5. Signage Issues

5A. Signage issues have been addressed.

6. Landscaping Issues (David Barrett / 303-739-7133 / wbarrett@auroragov.org)

6A. Landscape issues have been addressed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 7A. Please remove all AutoCAD SHX text items in the comment section. Please flatten to reduce the selectability of these items.
- 7B. The Site Plan Amendment will not be approved until the drainage report is approved.
- 7C. Add a note to refer to sheet 4 for additional required notes if they will not be added on the cover sheet.
- 7D. The curb ramps are also required to be updated. Please show these improvements on this plan.
- 7E. The fence cannot go through the detention pond. Please place the fence outside of the detention pond area.
- 7F. The 6th Avenue Improvements Phasing diagram has no context on this sheet.
- 7G. The improvements as noted in the additional required site plan notes on sheet 45 must be shown.
- 7H. The grading plan needs to include the entire site, not just the area of improvement.
- 7I. Please label the existing and proposed easements on site.
- 7J. An access easement is required from the drainage easement to the public right-of-way. Please coordinate this easement dedication with the Real Property Division.
- 7K. Show and label the pond maintenance access. Access is required to the bottom of the pond and the top of the outlet structure.

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

8A. Traffic comments have been addressed.



9. Fire / Life Safety (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / Comments in blue)

9A. Fire / Life Safety comments have been addressed.

10. Aurora Water (Daniel Pershing / 303-739-7646 / dpershi@auroragov.org / Comments in red)

10A. Per Public Works comments, an access easement needs to be provided for pond maintenance.

11. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org)

11A. Forestry comments have been addressed.

12. Parks Recreation and Open Space (Curtis Bish / 303-739-7131 / cbish@auroragov.org)

12A. Parks, Recreation and Open Space comments have been addressed.