



Friday - April 23, 2021

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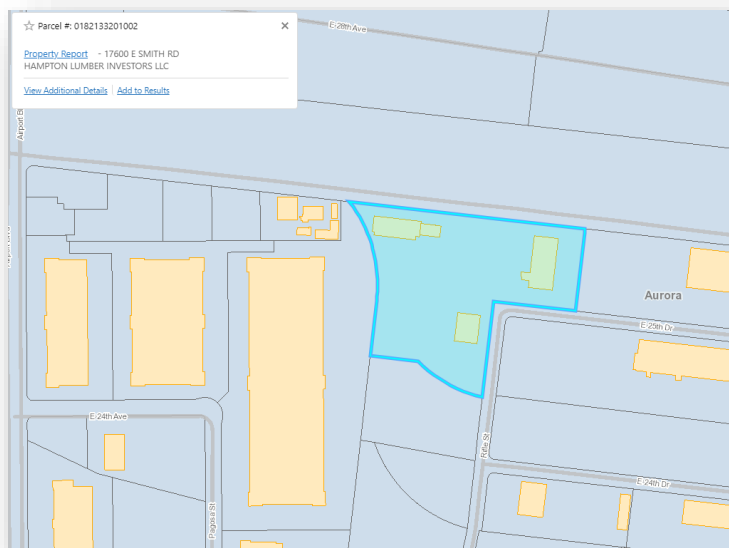
CITY OF AURORA

Attn: Mr. Dan Osoba; Suite 2300
15151 E. Alameda Pkwy.
Aurora, CO 80012

RE: **Application for Site Plan – Change in Scope**
17600 E SMITH RD– City of Aurora, CO
Letter of Introduction

Greetings Mr. Osoba:

Our Client, Builders Warehouse, Inc., is the project applicant and tenant of a 10.97-acre lot located in the south side of Smith Road east of Airport Boulevard.



The original site plan was approved for this site in 1999. The site was constructed as a lumber yard with a truss factory. A small portion of the site was paved with asphalt, but the majority was road base.

Builders Warehouse previously applied and submitted a plan to pave the majority of the site and add storm water detention as required. A pre-application meeting was held on December 13, 2019. Subsequent to that submittal, the scope of work has been reduced to only adding a gated access point near the southeast corner of the site onto Rifle Street. A conference call was held with city officials on 2021-02-10. During that call, the following points were discussed:

- **No changes to the existing storm water infrastructure or detention would be required.**
- **No new drainage easements would be required.**
- **A license agreement would be required for the exiting gate that crosses a fire lane easement at the corner of 25th and Rifle.**
- **A Site Plan Amendment would be required and then construction drawings for the new fence, gate, and driveway access.**

14190 East Evans Avenue

Aurora, Colorado 80014-1431

P 303.337.1393 | F 303.337.7481 | T/F 1.877.273.0659
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- The new access point would have curb returns, not a curb cut.
- The existing fire lane would not need to be altered or extended.
- Mitigation would be required for removal of the tree in the location of the proposed access point.
- An I&M would not be required, but would be encouraged for the site.

Please feel free to call or email me if you have any questions or comments, or if I may be of assistance in any way.

Thank you.

Sincerely,

ENGINEERING SERVICE COMPANY

A handwritten signature in blue ink, appearing to read "Chad M. Anderson", is written over a light blue rectangular background.

Chad M. Anderson, PE

Project Manager

Phone: 303.337.1393, x-116

Email: CAnderson@engineeringserviceco.com

CC: Woody Bryant