

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



April 27, 2020

Chad M. Anderson
Engineering Service Company
14190 East Evans Avenue
Aurora, Colorado 80014 City, State and Zip Code

Re: Initial Submission Review – CHASE LUMBER COMPANY - SP AMDT
Case Numbers - 1998-6027-06

Dear Mr. Johnson:

Thank you for your submission, which we started to process on April 15, 2020. 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 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 May 8, 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 313-739-7261 or dbickmir@auroragov.org.

Sincerely,

Deborah Bickmire, Planner II
City of Aurora Planning Department

cc: Scott Campbell, Neighborhood Liaison
Laura Rickhoff, ODA
Filed: K:\SMA\2020MAs\1998-6027-06\1998-6027-06rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Show and label site plan features on the new sheet (Planning)
- Approval subject to the approval of the Preliminary Drainage Report (Public Works)
- Start easement release and license agreement processes (Real Property)
- Detention pond landscape and tree mitigation (Landscape)
- Show sight triangles (Traffic)
- Provide maintenance access to the detention pond and outlet structure(s) (Water)
- Gates, Knox hardware, and easement dedications (Life/Safety)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. There are many items identified on the original site plan sheet that have not been shown on the new sheet. Make sure everything is transferred to the new sheet, as it will become the regulating site plan. (examples: fences, sidewalk, accessible route...)

1B. Label proposed easements and add a note they are to be dedicated by separate document.

1C. Provide details for the existing and/or proposed gates.

1D. Update the number of buildings in the Site Data. Label buildings as existing on the new sheet, outline them with a solid black line and add dimensions.

1E. Identify amendment areas with red clouds and deltas.

2. Landscaping (W. David Barrett / 303-739-7133 / wbarrett@auroragov.org / Comments in teal clouds)

2A. Make sure all landscaping is up to date with the current landscape plans on file with the Planning Department of the City of Aurora. Make sure to replace any dying or dead trees and shrubs.

2B. Any trees that are to be removed need to be mitigated through the Forestry Department. Contact Rebecca Lamphear at 303-739-7177 or rlampea@auroragov.org if necessary.

2C. On page L5 there is a note that says, "Add tree here to replace existing tree". Why are you replacing the tree? Is it dead? Add the information about this tree on the plan. What type of tree and the size. Make sure to add it to the plant legend.

2D. Every detention and water quality pond needs to show all the requirements found in Article 146-4.7.5 (M) Detention and Water Quality Ponds which include:

- A. The 100 year water surface elevation shall be indicated on the landscape plan.
- B. The area surrounding a pond shall contain a minimum of one tree and 10 shrubs per 4,000 square feet above the 100 year water surface elevation.
- C. The bottom of the ponds shall be seeded and/or planted with water tolerant seed or plant materials that are capable of handling occasional water inundation.
- D. Planting of willows and other wetland plant materials shall be included to the maximum extent practicable.
- E. Standing water shall be avoided to the maximum extent practicable.
- F. Vegetated slopes shall not exceed one foot of rise to three feet of run (3 to 1). Show the slope on the plan.
- G. Show any retaining walls being used in the ponds. If retaining walls are used, they must comply with Section 146-4.7.9 T.
- H. Pond grading shall be designed to accommodate access for maintenance. Rockscaped or riprap slopes are only permitted when necessary for erosion control. All riprap areas not receiving direct flows shall be buried and seeded.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

3A. The site plan amendment will not be approved by public works until the preliminary drainage report is approved.

3B. Civil plan revisions are required for the proposed changes. The site plan amendment will not be approved until the civil plan revisions have been submitted and are ready for approval.

3C. Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement.

Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer.

3D. A grading plan is required. The minimum slope is 1% for asphalt, 0.5% for concrete and 2% for non-paved areas including road base. Include the building finished floor elevations.

3E. Sheet 2:

- For Detention Ponds: Drainage easements are required for all ponds. Access easements from the drainage easement to public right of way are required for maintenance access. Show/label pond maintenance access to the pond bottom and top of the outlet structure. Indicate direction of emergency overflow. A license agreement is required for the entire detention pond.
- Indicate material type and max height or height range. Walls greater than 30" require railing. Walls greater than 4' require structural calculation.
- Update the curb ramps on Smith Road to meet current COA standards.
- Add a note indicating if the storm sewer system is public or private and who will be responsible for maintenance.
- Label the radii for fire lane easements.
- Dimension the distance from the gate to the flowline of Rifle Street. The minimum requirement is 35' or the length of the longest expected vehicle.
- Label and dimension the existing sidewalk.
- Label curb return radius
- Show the accessible ramps and reference the standard COA detail.

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

4A. Show the existing striping on Smith Road.

4B. Add sight triangles compliant with COA STD TE-13.2. Use 50mph design speed for Smith Rd.

4C. Add stop signs or label existing signage.

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

5A. Remove and replace Notes 3 and 4 on Sheet 1, and add the note provided on the redlines.

5B. Sheet 2:

- Label the type of gating or barricade system being installed on the site plan using one of the following examples: 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release. 23' Manual Swinging Gate with Approved Knox Hardware. 23' Manual Sliding Gate with Approved Knox Hardware. 23' Electrical Sliding Gate with Approved Knox Hardware.
- The Fire lane gate shall have a minimum gate width of 23 feet and the columns or posts shall not encroach into the fire lane easement.
- Gating and barricade systems must be located a minimum of 35 ft. back or the longest vehicle from the adjacent street flow line.
- The fire lane easement shall be designated and maintained to support the imposed loads of the fire apparatus up to 85,000 pounds.
- Include a sign & striping package Sheet reflecting all posted signs within the site.



- Cover sheet data for accessible parking spaces shows 3 spaces provided, but only 2 are shown on this sheet. Please update the accessible park spaces to reflect the correct number of spaces being provided.
- Identify the exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; route shall be continuous to public way and all site amenities. (Heavy dashed line shall be shown on Site, Utility and Landscaping Plans.)
- Show the location of the FDC and Knox Boxes where applicable. Show on the Site Plan, Landscaping and Elevation plans.
 - Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps."
 - Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."

6. Aurora Water (Casey Ballard / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

6A. How will access be provided to the outlet structure?

6B. Access will be required to the bottom of each pond and to the top of each outlet structure. See Chapter 3.62 of the Stormwater Manual.

6C. What portions of the storm sewer are being removed?

6D. Is there a plan to move the fire hydrants or add new ones?

6E. When rededicating the firelane easement, be sure the utility easement is still in place.

6F. License agreements are required for any private utility crossing a public utility.

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

7A. Please contact Grace Gray at ggray@auroragov.org to initiate the license agreement. The minor amendment will not be approved until the license agreement is finalized.

7B. Contact Andy Niquette at aniquett@auroragov.org to start the easement release process. This can take 6-8 weeks to complete and the minor amendment will not be approved until it is complete.

7C. Additional review comments were not received from Real Property. Please contact Maurice Brooks for additional information.