



Saturday - April 04, 2020

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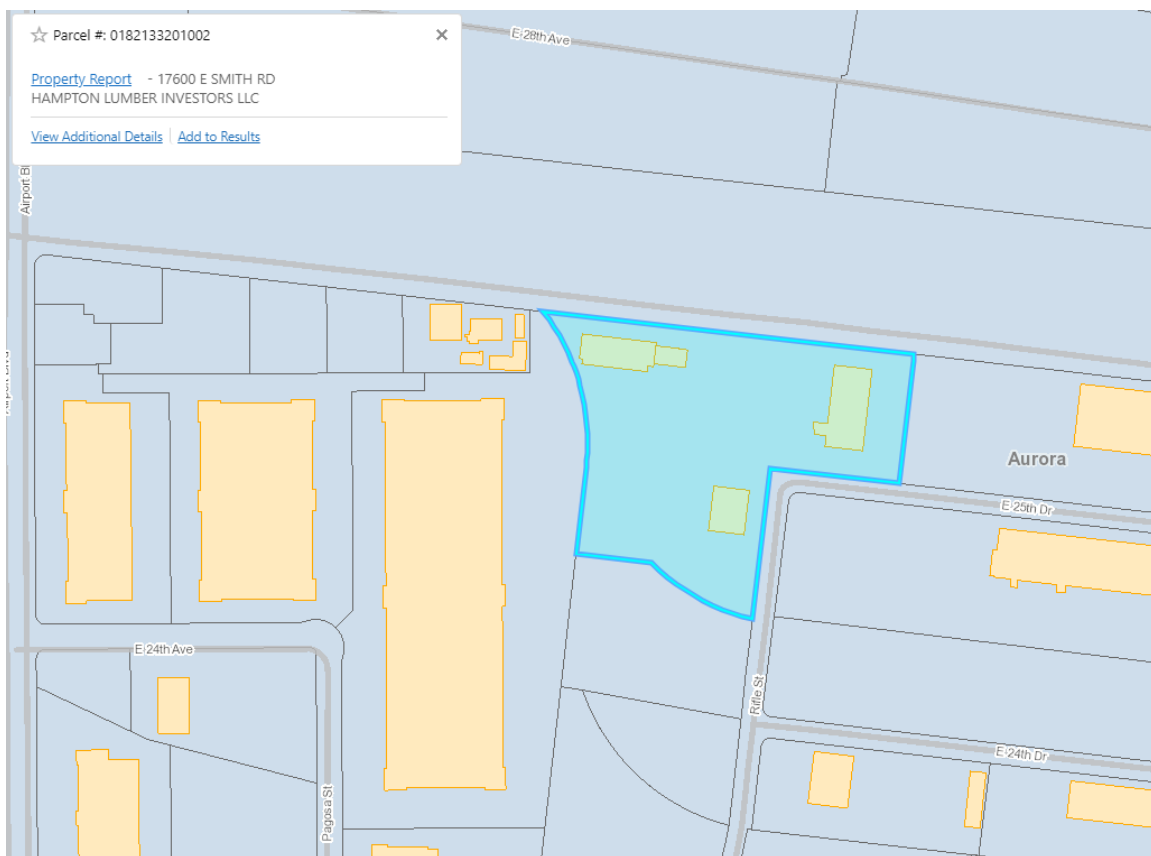
**CITY OF AURORA**

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

RE: **Application for Site Plan**  
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. However, the site tends to be muddy after rainfall or snow and when it has to be plowed the road base is scraped up. Some of the scraped up road base has filled in the detention ponds on the site. The seasonally muddy conditions have significantly hindered efficiency at the site.

**14190 East Evans Avenue**

**Aurora, Colorado 80014-1431**

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Builders Warehouse would like to pave the majority of the site and add storm water detention as required. A pre-application meeting was held on December 13, 2019. The Aurora review process was discussed for this site. Some of the main points of that discussion were:

- No pre-submittal meeting would be required for the construction documents.
- The existing fire lane easements on the site would need to be vacated and rededicated. These could be dedicated by a separate document and would not require replatting.
- Detention would be allowed in the paved areas, but only to a maximum depth of 1.5'.
- The plans would be provided to the planner at the time of submittal instead of the typical upload process.
- There will be a license agreement required for the gates crossing the fire lane easement. The license agreement should be applied for at the same time as the site plan.

This minor site plan amendment adds pavement to the west half of the lot and a small portion near the east boundary. It expands three existing water quality ponds and adds two new detention ponds that are hydraulically linked to existing water quality ponds. It adds the access point onto Rifle Street and relocates one existing tree for the access point.

This development benefits the city of Aurora in that it improves efficiency of the existing facility. It also improves water quality exiting the existing site and provides storm water detention to the latest regulations.

We trust the information provided above sufficiently demonstrates that approval of this site plan application is consistent with the criteria for approval.

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**

**Chad M. Anderson, PE**

Project Manager

Phone: 303.337.1393, x-116

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CC: Woody Bryant