



May 11, 2018

Brenden Paradies, Planner I
City of Aurora
Planning and Development Services
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: 096648000 – E-470 Storage – Third Submission Framework Development Plan, Site Plan and Plat Review
Application #: DA-2115-00
Case Numbers: 2017-6054-00; 2017-7005-00; 2017-3054-00

Dear Mr. Paradies:

Thank you for the comments on March 2, 2018 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the utility plans, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER

PLANNING DEPARTMENT COMMENTS

(Brenden Paradies bparadie@auroragov.org 303-739-7266 PDF comment color is teal)

1. Community Questions Comments and Concerns
 - A. Referrals were sent to two abutting property owners as well as outside referral agencies. See comments from E-470 included at the end of this letter.
 - Response: *Acknowledged*
2. Zoning and Land Use Comments
 - A. Label Self-Storage as “Future Phase”.
 - Response: *Self-Storage labeled as Future Phase.*
 - B. Show and Include the Future Outdoor Storage Planning Area on the Site Plan Sheet 3. Label as Future Outdoor Storage Future Phase.
 - Response: *Per phone call with Brenden on 3/13, this comment is not required as the southern property is being shown as part of the FDP set, whereas this CSP set is focusing only on the current RV Storage development.*

3. Landscape Design Issues

(Chad Giron cgiron@auroragov.org 303-739-7185 PDF comments in teal)

- A. Sheet 10
 - Per a conversation with the PROS Department, the 25' Special Landscape Buffer on the north parcel is no longer required. The label and dimension can be removed.
 - Add the road hatch to the legend.

- Add a label or add to the legend the gray dashed line highlighted on the plan.
- See Parks and Open Space Department comments regarding the western Special Buffer requirements.
- *Response: The plan adjustments have been made.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

- Landscaping and Fencing requirements-PROS
- Numerous Engineering edits requested-Civil Engineering
- Numerous edits requested-Real Property
- Begin easement dedication process- Real Property
- Site Plan edits to Site Plan notes requested -Life Safety
- Site Plan labeling edits required for utility easements and pond extensions-Water
- Contact Traffic directly for comments - Traffic

4. Civil Engineering

(Kristin Tanabe ktanabe@auroragov.org 303-739-7306 PDF comment color is green for redlines.)

- A. See redline comments on the Site Plan in regards to the phasing of construction for the fire lane and pavement type. Per previous comments, this development is responsible for the full section of Rome Way adjacent to the Plains Conservation. Show sidewalk, street lights, etc.
 - *Response: Per conference call on 1/24/18 with Brenden Paradies and Gary Sandel, this is not required. This was confirmed with Kristin, via emails with Brenden, on 3/5/18.*
- B. See redline comment on the Site Plan in regards to pond access required.
 - *Response: Pond access added.*
- C. Per previous comments and discussion, the cul-de-sac is to be offset and the sidewalk needs to continue through the cul-de-sac.
 - *Response: Cul-de-sac is now offset and sidewalk continues around.*
- D. See redline comments on the Public Improvements Plan in regards to providing adequate transition to the proposed street section and having the cul-de-sac be offset.
 - *Response: The PIP updates have been made.*

5. Parks and Open Space

(Chris Riccardiello cricciar@auroragov.org 303-739-7154 / PDF comment color is purple for redlines)

- A. EXISTING FRAMEWORK DEVELOPMENT PLAN -PIONEER BUSINESS PARK
An FDP was approved in 2007 for the four parcels abutting South Rome Way known as Pioneer Business Park. The FDP set standards for landscaping and fencing along the boundary with the Plains Conservation Center. Amend FDP and CSP documents consistent with the Pioneer Business Park FDP criteria relative to landscaping, fencing, and special landscape buffer.

SPECIAL LANDSCAPE BUFFER

All built improvements must be set back 25' from the property line abutting the Plains Conservation Center. In lieu of complying with the tree and shrub requirements for a typical special landscape buffer abutting open space, this buffer strip shall be drill seeded with a PROS-approved native grass seed mix supplemented with native grass plugs and Yucca and Rabbitbrush plantings to be shown on landscape plans at time of site plan approval. A temporary irrigation system shall be required to water the native grasses and plants until they reach establishment. Coordinate with PROS on assessment of establishment of all native seed and plant material in the Special Landscape Buffer along the PCC boundary.

FENCING

The standard PCC fence, a 5-foot high galvanized wire fabric fence mounted to 6-inch diameter wooden posts, shall be required along the common boundary with the PCC. The fence shall be installed along the inner edge (private property side) of the Special Landscape Buffer. See standard details provided below.

- *Response: The cedar fence has been provided 25' off of the property line. An additional fence will not be provided per conversations with the City of Aurora.*

6. Life Safety

(John Van Essen jvanesse@auroragov.org 303-739-7489 PDF comment color is blue)

- A. Please see Marked-Up (In Blue) Site Plan for Specific Comments. Thank You!

- i. Site Plan Sheet 1:

- Please delete notes 6; 9 & 10.
- Please add new note 6.

- *Response: Acknowledged; notes removed.*

- ii. Site Plan Sheet 3:

- Please change Key Note E to read: "New" Fire Hydrant Assembly.

- *Response: Acknowledged*

7. Real Property

(Maurice Brooks mbrooks@auroragov.org 303-739-7294)

- A. Please see the red line comments on the plat and site plan. Begin the offsite easement dedications with Maurice Brooks and the License Agreement process with Andy Niquette. The Certificate of Taxes Due is needed for the additional R.O.W. being proposed offsite. Sheet 6 of the Site Plan show details of the Canopies for the RV storage and no graphic representation for the locations of the canopies. None of the canopies may encroach into any easement, no matter the height of the canopy, per City Code. The height of the perimeter fence is mentioned to have three different heights: 6', 8' and 9' tall. These should be consistent throughout the materials provided.

- *Response: Certificate of Taxes due included in submittal. No details for the canopies have been provided...these were removed prior to this last submittal. Fence height has been revised to be consistent across plans. Fences updated to be 6' tall on all documents.*

- B. Send in the Certificate of Taxes Due for the additional R.O.W. being dedicated to the City of Aurora. Send in updated Title Work.

- *Response: Certificate of Taxes due included with submittal. We have included our Client's Title Policy with this submittal.*

- C. Add a 10' utility easement around the perimeter of the lot.
 - *Response: Per phone call with Darren Akrie on 3/13, we have provided a 10' Utility Easement on the north and west sides of the developed property.*

8. Traffic Engineering

(Victor Rachael vrachael@auroragov.org 303-739-7309 PDF comment color is gold for redlines)

- A. No comments submitted at this time. Please contact Victor directly for comments on the Traffic Impact Study and Site Plan.
 - *Response: Acknowledged.*

9. Aurora Water

(Steven Dekoski sdekoski@auroragov.org 303-739- 7490)

- A. Permission from adjacent property owner is required for offsite drainage work.
 - *Response: Per email correspondence on 3/12 with Steve DeKoskie and Chuck Weiss (E-470), no further action is needed on this item and Chuck has confirmed that the permit will suffice for permission to construct.*
- B. Proposed water main must be outside of the detention pond limits. The edge of the utility easement for the water line must also be outside of pond limits, and banks of the pond. Align water main parallel to the property line. It should cross perpendicular to the pond.
 - *Response: Alignment of water line and easement have been revised per requirements.*
- C. Show the location of the RV dump station on site plans.
 - *Response: Labels have been updated to show this location.*
- D. Show domestic and irrigation meter locations and easements for site.
 - *Response: Domestic and irrigation meter locations are shown on this submittal.*
- E. Label all utility easement dimensions.
 - *Response: All utility easement dimensions have been added.*

10. E-470 Public Highway Authority

(Peggy Davenport pdavenport@E-470.com 303-537-3727)

- A. The E-470 Public Highway Authority has the following comment. They will need to get a permit for work inside the ROW and MUE. Please advise if we can be of further assistance. For any question please contact Chuck Weiss at 303.537.3420 or cweiss@E-470.com
 - *Response: Acknowledged; permit to be pulled at time of construction.*

With Kimley-Horn, you should expect more and will experience better. Please contact me at (303) 228-2336 or randall.phelps@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, reading "Randall J. Phelps". The signature is written in a cursive style with a large, stylized initial 'R'.

Randall Phelps, P.E., LEED AP
Project Manager