



February 8, 2018

Brenden Paradies
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: 096648000 – 470 Storage

Dear Mr. Paradies:

Thank you for the comments on January 17, 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. Completeness and Clarity of the Application
 - A. In order to ensure a thorough resubmittal, our review team is requesting a meeting with the applicant team in order to have a conversation about the redline comments made and go over specific items requested in regard to showing public improvements for the site.
 - Response: *Acknowledged; phone call with Gary Sandel, Brenden Paradies and Kelsey Kijowski took place on 1/25/18 to resolve outstanding comments.*
 - B. Please turn off Autocad layers on all FDP and Site Plan pages when resubmitting these documents online.
 - Response: *Acknowledged, will resubmit without AutoCAD layers.*
 - C. Include Site Plan underneath the title on Site Plan Page.
 - Response: *Site Plan added on the cover sheet.*
 - D. Legal Description on the Site Plan and the Plat should be identical. Please revise. Continue to work directly with Real Property for questions and edits needed on the Plat.
 - Response: *Legal description on Site Plan is now identical to the Plat.*

- Sheet 9

- A. Add dimensions and labels to the three buffers identified with a *Note describing the future landscape requirements when the “Self-Storage” Site Plan is submitted for approval.
- *Response: Acknowledged, this has been added to the plans.*
- B. Add all missing landscape labels and quantities. TYP.

- Response: *Labels have been added to the plans.*
- C. Add and label all easements.
 - Response: *Labels have been added to the plans*
- D. Relocate the proposed landscaping outside of the 75' Multi-Use Easement.
 - Response: *Landscape has been relocated.*
- E. Easements & fence linetypes should be black to match the legend.
 - Response: *Acknowledged.*
- F. Add hatch or label to identify undisturbed areas.
 - Response: *Label has been added.*
- G. All hatch patterns used on the plan must be shown and described in the legend.
 - Response: *This has been added to the plans.*
- H. Only landscaping is allowed within the 25' Special Landscape Buffer when adjacent to Public Open Space. Therefore, relocate the road and fence outside of the western buffer.
 - Response:

Sheet 10

- A. Add all missing landscape labels and quantities. TYP.
 - Response: *This has been added to the plans.*
- B. Please combine like plant material with one label when in the same row.
 - Response: *Acknowledged.*
- C. Move proposed trees off of the property line.
 - Response: *Trees have been moved.*
- D. Match the linetype of all property lines.
 - Response: *Acknowledged.*

Sheet 11

- A. Add an explanation/key to what the "Remarks" mean for clarification.
 - Response: *"Water Use" is now shown for that column*
- B. Add missing Spacing information.
 - Response: *Acknowledged.*
- C. Fix errors in table and missing hatch patterns.
 - Response: *Missing hatch patterns now included.*
- D. Previous comment not addressed regarding Note #2.
 - Response: *Acknowledged.*

6. Addressing

(Cathryn Day/ cday@auroragov.org/ 303-739-7357)

- A. Use 2448 S Rome Way, Aurora, CO 80018 for project address.
 - Response: *Acknowledged.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

- A. Applicant meeting requested to talk about redline comments- All departments
 - Response: *Acknowledged; meeting took place over the phone with Brenden and Gary on 1/25/18.*
- B. Numerous Engineering edits requested-Civil Engineering
 - Response: *Acknowledged.*
- C. Numerous edits requested-Real Property
 - Response: *Acknowledged.*
- D. License Agreement needed- Real Property
 - Response: *Acknowledged.*
- E. Site Plan edits requested for additional labeling-Life Safety
 - Response: *Acknowledged.*
- F. Special landscape buffer required along Plains Conversation- PROS
 - Response: *Per conference call on 1/25/18, the 25' special landscape buffer is not required because it is adjacent to ROW.*
- G. Site Plan labeling edits required for water extension lines and meter pits-Water
 - Response: *Acknowledged.*
- H. Contact Traffic directly for comments related to the TIS and Site Plan- Traffic
 - Response: *Acknowledged.*

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

- A. 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 1/25/18, this development is not responsible for the full section of Rome Way. This development is only responsible for the 24' wide east improvements shown on the plans. The remainder of the street section to be constructed by others. All improvements and design shown for reference.*
- B. The pond maintenance access must be in a drainage easement and tie to a public access easement or ROW
 - Response: *Drainage easement ties into the proposed utility and fire lane easement.*
- C. See comment redlines on the Site Plan in regard to standard site plan notes that are needed, labeling the minimum 24' pavement width to connect with existing Rome

Way, labeling proposed street lights, and referring to COA standard details for labeling local roadway sections.

- *Response: COA standard details are referenced, street lights are labeled, and minimum Rome Way width is now shown.*

- D. See redline comments on the Plat in regard to including the line and curve data for ROW.

- *Response: Acknowledged; Plat revised accordingly.*

- E. See redline comments on the Public Improvements Plan in regard to the full section of Rome Way being required for this development, providing a narrative for the PIP, including typical sections for Rome Way, and referring to the FDP Manual for all the requirements for the Public Improvement Plan. Additional comments are on the Public Improvements Plan that need to be addressed too.

- *Response: Per conference call on 1/25/18, this development is not responsible for the full section of Rome Way. This development is only responsible for the 24' wide east improvements shown on the plans. The remainder of the street section to be constructed by others. All improvements and design shown for reference..*

- F. Make sure Drainage Report is submitted to Engineering Portal for resubmittal in order to receive comments.

- *Response: Acknowledged.*

8. Parks and Open Space

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

- A. Cul-De-Sac may not extend into special landscape buffer.

- *Response: Cul-de-sac meets COA requirements and has been confirmed with COA during conference call on 1/25/18.*

- B. Provide 25 ft. wide special landscape buffer against plains conservation center. This buffer may not be reduced in width and may have no built improvements within it.

- *Response: Per conference call on 1/25/18, the 25' special landscape buffer is not required because it is adjacent to ROW.*

9. Life Safety

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

- A. Check with Public Works to determine the required cul-de-sac design requirements. Specifically, what public street standard does this cul-de-sac and street comply with?

- *Response: We are complying with roadway specification 4.04.1.06.*

- B. Please add a new 23' fire lane within this lane that is identified on Site Plan sheet 3.

- *Response: New 23' fire lane added to plans and reflected on Plat.*

- C. Please relocate Fire Hydrants that front the fire lanes and provides an average spacing of 500 feet per the 2015 IFC Appendix B & C. Also Please provide bollard protection on all on site hydrants.

- *Response: Fire hydrants are relocated and bollard protected added.*

- D. Please extend the fire lane to the southerly property line and remove parking areas from fire lane easement. Please label the 29' inside radii.
 - Response: *Fire lane extended to property line and label added.*
- E. Please update landscape plans per comments made on Site Plan sheet 5 and 10.
 - Response: *Landscape plans updated.*

10. Real Property

(Darren Akrie / dakrie@auroragov.org / 303-326-7331 and Maurice Brooks / mbrooks@auroragov.org / 303-739-7294)

- A. See redline comments on the Plat and Site Plan.
 - Response: *Acknowledged.*
- B. None of the structures may encroach into the Fire Lane & Utility easements.
 - Response: *Acknowledged.*
- C. Send in the Certificate of Taxes Due for the additional R.O.W. being dedicated to the City of Aurora.
 - Response: *This documentation has been requested and the certificate will be submitted once it's in our possession. Deferred until that time.*
- D. Column details must be shown on the Site Plan.
 - Response: *Column details are now included.*
- E. Fencing in the drainage easement will require a license agreement. Contact Andy Niquette in Real Property in order to start this process. aniquette@auroragov.org, 303-739-7325.
 - Response: *Acknowledged; no fences are encroaching into the easements. Fences shown previously on plans were existing fence to be removed; these have been frozen in the resubmittal.*

11. 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; traffic comments were on the plans we received. We reached out separately to see if there were additional comments, but did not receive a response.*

12. Revenue

(Diana Porter / dsporter@auroragov.org / 303-739-7395)

- A. Due at time of Plat:

Sewer Interceptor Development Fee 14.475/acre x \$ 500.00/acre = \$7,237.50

Storm Drain Development Fee 14.475/acre x \$ 2,903.00/acre = \$42,020.92

Total Due \$49,258.42

- Response: *Acknowledged.*

13. Aurora Water

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

- A. Fire hydrants will require bollard protection. fire hydrants should not be located behind RV parking stalls. Contact life safety regarding proper location of hydrants.
 - Response: *Fire hydrants have been moved and bollard protection added.*
- B. Show all proposed utility work and connections to existing infrastructure on site plan that will serve this site. Include LF of utilities to be installed along S. Rome Way.
 - Response: *Proposed utility work is now shown on the site plan and with lengths labeled.*
- C. Show 12' maintenance access to pond and outlet structure. A public access easement is required to be adjacent to the Drainage easement for proposed detention pond to access pond.
 - Response: *Acknowledged, maintenance access now shown.*
- D. Label storm water line and detention pond as private. An I&M is required for the private detention pond.
 - Response: *Acknowledged; I&M Plan will be submitted with our first CD submittal.*

14. E-470 Public Highway Authority

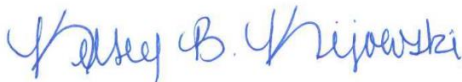
(Peggy Davenport / pdavenport@E-470.com / 303-537-3727)

- 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 will be applied for at time of plan approval.*

With Kimley-Horn, you should expect more and will experience better. Please contact me at (303) 228-2332 or kelsey.kijowski@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kelsey Kijowski, P.E.
Project Manager