



Planning Division  
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October 30, 2019

Dan Matula  
Public Storage  
701 Western Ave  
Glendale CA 90201

**Re: 2<sup>nd</sup> Technical Submission Review:** Public Storage at Tollgate Creek – Site Plan Amdt and Conditional Use  
Application Number: DA-2166-00  
Case Numbers: 1984-6073-04; 1984-6073-05

Dear Mr. Matula,

Thank you for your second technical submission. We have reviewed the application and attached our comments along with this cover letter. The first section of our review includes a summary of key comments from all departments. The following sections contain more specific comments, including those received from other city departments, the public and outside referral agencies.

Another technical submittal will not be required. Please make the minor corrections to the Site Plan sheets as noted in the comments in this letter. Once completed, please send me an electronic copy of the plans for final review. Please note that your Site Plan Amendment will not be approved prior to the approval of the Preliminary Drainage Letter and the recordation of all easement documentation. See the comments from Real Property and Civil Engineering below for details.

For more detailed information on comments submitted from staff, please refer to the redlined documents online. If you have any questions, please contact me at [dosoba@auroragov.org](mailto:dosoba@auroragov.org) or 303.739.7121.

As always, if you have any comments or concerns, please send me an email or give me a call.

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Zell Cantrell, Galloway  
Susan Barkman, Neighborhood Services  
Mark Geyer, ODA  
Filed: K:\\$DA\2166-00tech2



## 2<sup>nd</sup> Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please continue the processes of the easement release. Contact Andy Niquette at [aniquett@auroragov.org](mailto:aniquett@auroragov.org) for easement concerns and applications. Note that the Site Plan amendment will not be approved prior to the easement release process completion. This process takes approximately 6-8 weeks.
- Add the following note to the cover sheet: 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 the City Engineer.
- Indicate the direction of emergency overflow in the proposed detention pond.
- Please coordinate Tree Mitigation payment with the Forestry Division. Your Site Plan amendment will not be approved until this payment is received.

### Completeness and Clarity of the Application

- After making the corrections below, please send in .DWG files (new sheets only) to [dosoba@auroragov.org](mailto:dosoba@auroragov.org). These .DWG files must pass the CAD Standards Audit. More information and detailed requirements can be found here: <https://www.auroragov.org/cms/one.aspx?portalId=1881221&pageId=5540447>
- Remove the file name locations from all applicable sheets for the final set.

### 1. PLANNING DEPARTMENT COMMENTS

Dan Osoba | [dosoba@auroragov.org](mailto:dosoba@auroragov.org) | 303.739.7121 | Comments in teal box, teal text

#### Sheet 7

- Please change all signage shown on the elevations to “SIGN AREA”, instead of Public Storage. Additionally, the dimensions called out in the redlines should be removed.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS

#### 2. Life Safety

William Polk | 303.739.7371 | [wpolk@auroragov.org](mailto:wpolk@auroragov.org) | Comments in blue

- Life Safety comments and issues have been resolved.

#### 3. Real Property

Maurice Brooks | 303.739.7300 | [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) | Comments in pink

#### Generally

- Please continue the processes of the easement release. Contact Andy Niquette at [aniquett@auroragov.org](mailto:aniquett@auroragov.org) for easement concerns and applications. Note that the Site Plan amendment will not be approved prior to the easement release process completion. This process takes approximately 6-8 weeks.

#### 4. Civil Engineering

Kristen Tanabe, Project Engineer | 303.739.7306 | [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) | Comments in green

#### Sheet 1

- The site plan will not be approved by Public Works until the Preliminary Drainage letter is approved.
- 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 the City Engineer.

#### Sheet 4

- Indicate the direction of emergency overflow in the proposed detention pond.



## **5. Forestry**

Rebecca Lamphear | [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) | 303.739.7139 | Comments in purple

- The Site Plan will not be approved until payment into the Tree Planting fund is received. Please contact me for details.