

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



May 29, 2018

Stephanie Beguin  
DB Endeavors LLC  
25072 E Davies Drive  
Aurora, CO 80016

**Re: Technical Submission Framework Development Plan, Site Plan and Plat Review – 470 Storage FDP, CSP, and Plat**

Application Number: **DA-2115-00**

Case Numbers: **2017-7005-00; 2017-6054-00; 2017-3054-00**

Dear Ms. Benguin:

Thank you for your technical submission, which we started to process on Monday, May 14, 2018. We reviewed it 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 important issues still remain, you will need to make another technical submission on or after June 13, 2018.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7266.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Paradies".

Brenden Paradies, Planner I  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Kelsey Kijowski, Kimley-Horn & Associates, Inc., 4582 S Ulster St, Suite 1500, Denver, CO 80237  
Susan Barkman, Neighborhood Liaison  
Gary Sandel, ODA  
Filed: K:\\$DA\2115-00tech1.rtf



## *Technical Submission Framework Development Plan, Site Plan and Plat Review*

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Brenden Paradies/ [bparadie@auroragov.org](mailto:bparadie@auroragov.org)/ 303-739-7266/ PDF comment color is teal.

#### **1. Community Questions Comments and Concerns**

1A. Referrals were sent to two abutting property owners as well as outside referral agencies. No additional comments have been submitted or received.

#### **2. Zoning and Land Use Comments**

2A. Finalize any license agreement, easement dedication, release, etc. process with Real Property. Coordinate directly with the contacts provided here:

Easement and R.O.W. Dedication: All easements and additional rights of way shown on the site plan will have to be dedicated by separate document. Contact Andy Niquette in Real Property at 303-739-7300 for submittal requirements. Once Andy has received what he needs, it usually takes 4-6 weeks to complete the process. The site plan will not be recorded until these documents are complete and ready to record. Andy needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

License Agreement: The items identified on your site plan that are encroaching within easements dedicated to the City will have to be covered with a license agreement, please Contact Grace Gray in Real Property at 303-739-7300 or [ggray@auroragov.org](mailto:ggray@auroragov.org) for submittal requirements. Once Grace receives what she needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will record the site plan. Grace needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

Please refer to this link for document requirements.

[https://www.auroragov.org/business\\_services/development\\_center/tools\\_and\\_resources/real\\_property/](https://www.auroragov.org/business_services/development_center/tools_and_resources/real_property/)

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS**

- ROW dedication specification edits required-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
- License agreements required- Water
- Photometric Plan required with next submittal - Traffic

#### **3. Civil Engineering**

Reviewed by: Kristin Tanabe/ [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / PDF comment color is green for redlines.

3A. See redline comments on the Site Plan and Plat in regards to:

- The additional 8' of right of way required is to be wholly dedicated by 470 Storage.
- There needs to be an asphalt transition based on taper length requirements in Section 4.05.11 of the roadway manual
- The Drainage plan and report needs to be submitted to the civil portal. These documents will not be reviewed with the site plan.



- Required Site Plan notes need to be added to Site Plan
- Do not include pavement section on the site plan. Only pavement material is required. Pavement section needs to be shown on the civil plans

#### **4. Parks and Open Space**

Reviewed by: Chris Riccardiello / [cricciar@auroragov.org](mailto:cricciar@auroragov.org) / 303-739-7154 / PDF comment color is purple for redlines.

4A. PROS has not agreed to dedicate right-of-way for South Rome Way. Please revise the ROW to show all dedication on private side.

#### **5. Life Safety**

Reviewed by: John Van Essen / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) 303-739-7489/ PDF comment color is blue.

5A. Please see Marked-Up (In Blue) on the Plat for Specific Comments. Thank You!

#### **Plat Sheet 2**

- Please label the Radii (29' Inside; 52' Outside) 2 PLCS.

#### **6. Real Property**

Reviewed by: Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294.

6A. You have identified a number of gates and fencing that are encroaching within easements dedicated to the City of Aurora, in order for the gates and fencing to be placed in these locations they must be covered with a license agreement, please Contact Grace Gray in Real Property at 303-739-7300 or [ggray@auroragov.org](mailto:ggray@auroragov.org) for submittal requirements. Once Grace receives what she needs, it usually takes 4-6 weeks to complete the process. Please note that you are more familiar with you site then we are and if you have additional items that are encroaching within easements include them in your license packet. The License must be complete and ready to record before we will record the site plan. Grace needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

6B. Continue working with Andy to complete the easements you have identified to be dedicated by separate documents.

#### **7. Traffic Engineering**

Reviewed by: Victor Rachael/ [vrachael@auroragov.org](mailto:vrachael@auroragov.org) / 303-739-7309 / PDF comment color is gold for redlines.

7A. Photometric Plan needs to be submitted within the Site Plan set with next submittal.

#### **8. Aurora Water**

Reviewed by: Steven Dekoski / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / 303-739- 7490

8A. See redline comments on the Site Plan in regards to:

- A license agreement will be required for private infrastructure and detention pond encroaching into the U.E.
- Sanitary sewer main and MH's should not be located under sidewalks and/or curb and gutter
- 10' min. separation between meter pit and RV dump station required. Backflow protection per Aurora Water details is required for hose bib and other water services.
- 10' wide pocket easement required for all meters. meter is to be located outside of the utility easement for the water main.
- A license agreement will be required for the private storm water infrastructure located or encroaching into the utility easement. No inlets allowed over water mains. 10' separation between private storm and public water mains is required