



August 20, 2018

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

**RE: 096648000**

Dear Mr. Paradies:

Thank you for the comments on May 29, 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. No additional comments have been submitted or received.
    - Response: *Acknowledged.*
2. Zoning and Land Use Comments
  - A. Finalize any license agreement, easement dedication, release, etc. process with Real Property. Coordinate directly with the contacts provided here:
    - i. 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.
      - Response: *The easement and R.O.W. dedication process has begun.*
    - ii. 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 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.

- Response: *The Master License agreement has been submitted for review.*

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 / 303-739-7306 / PDF comment color is green for redlines.)

- A. See redline comments on the Site Plan and Plat in regards to:
  - i. The additional 8' of right of way required is to be wholly dedicated by 470 Storage.
    - Response: *Per meeting with City of Aurora, 4' right of way is to be dedicated by 470 Storage to the east of South Rome Way.*
  - ii. There needs to be an asphalt transition based on taper length requirements in Section 4.05.11 of the roadway manual
    - Response: *75' long taper has been added to connect to existing Rome Way pavement.*
  - iii. The Drainage plan and report needs to be submitted to the civil portal. These documents will not be reviewed with the site plan.
    - Response: *Drainage plan and report will be submitted to the civil portal.*
  - iv. Required Site Plan notes need to be added to Site Plan
    - Response: *All required site plan notes are now included.*
  - v. Do not include pavement section on the site plan. Only pavement material is required. Pavement section needs to be shown on the civil plans
    - Response: *Pavement section has been removed from the site plan set.*

## 4. Parks and Open Space

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

- A. PROS has not agreed to dedicate right-of-way for South Rome Way. Please revise the ROW to show all dedication on private side.
  - Response: *ROW has been updated to reflect the 4' ROW on the east side of Rome Way and no ROW dedication on the west side of Rome Way.*

## 5. Life Safety

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

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

Plat Sheet 2:

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

- Response: *The radii have now been called out accordingly.*

## 6. Real Property

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

- A. 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 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.
  - Response: *License agreement process has been initiated.*
- B. Continue working with Andy to complete the easements you have identified to be dedicated by separate documents.
  - Response: *Acknowledged.*

## 7. Traffic Engineering

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

- A. Photometric Plan needs to be submitted within the Site Plan set with next submittal.
  - Response: *Photometric plan will be included with the next submittal.*

## 8. Aurora Water

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

- A. See redline comments on the Site Plan in regards to:
- i. A license agreement will be required for private infrastructure and detention pond encroaching into the U.E.  
 ■ *Response: A license agreement has been initiated.*
  - ii. Sanitary sewer main and MH's should not be located under sidewalks and/or curb and gutter  
 ■ *Response: Sanitary sewer main and manholes are not located under sidewalks or curb and gutter.*
  - iii. 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.  
 ■ *Response: The meter pit and RV dump station are approximately 18' feet apart.*
  - iv. 10' wide pocket easement required for all meters. meter is to be located outside of the utility easement for the water main.  
 ■ *Response: Meter is located within a 10' wide pocket easement.*
  - v. 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  
 ■ *Response: The private storm and public water main are separated by 10'. Inlets are not located over water mains. A license agreement has been initiated for the private storm water infrastructure located in the utility easement.*

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



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