



September 2, 2020

Dan Osoba
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

**RE: RV Storage Aurora – Master Plan, Site Plan and Final Plat
Initial Submission Review**

Dear Mr. Osoba,

Thank you for the comments on August 14, 2020 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the plans, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER

CITY PLANNER II

DAN OSOBA / 303-739-7121 / DOSOBA@AURORAGOV.ORG

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

1. The access and connections from Rome Way and the MUE trail need to be shown on the Master Plan and reflected on the Site Plan. The current configuration does not provide the through connection and second point of access needed for all development on Rome Way (see item 3Y).
 - *Response: There are currently two points of public access to the site; one directly off S Rome Way and one further south through the cul-de-sac. In addition, there is an emergency access gate provided to the north of the site, which will be tied into the development to the north. This creates the required full loop site access. The sidewalk connection from S Rome Way to the MUE trail is labeled on the plan for better clarity.*
2. APZ lot coverage limitations must be met (see Item 3F).
 - *Response: The APZ lot coverage limitations have been met. As it is proposed currently on the site plan, the canopies, enclosures, and buildings occupy 28.055-percent of the total lot area. This is currently under the 30-percent limit and no adjustment is required.*
3. Architectural design standards must be provided in the 2nd submission (see Item 3KK).
 - *Response: Acknowledged. The architectural design standards have been provided in the second submission.*
4. The Public Improvement Plan needs to be expanded to include Planning Areas, Phasing, and development triggers for future development (see Item 3NN).
 - *Response: The future development has been included in the Public Improvement Plan.*

5. Generally applicable to the Master Plan - Considerations for the southern area of the Master Plan must be provided. How will this parcel obtain access to a ROW if there are fencing and gating systems blocking the connections? If this is a future phase III, how and when will it develop? What will trigger specific development improvements (i.e. vehicular and pedestrian access, utilities)? Leaving this area blank is not acceptable as it will potentially create an undevelopable piece of land without access to a right-of-way. These considerations must be included in the next submission and be reflected in all Master Plan tabs and the site plan.
 - *Response: Phase III of the master plan is now shown in the document. This is not intended to be treated as a separate parcel, and seen as an extension of the storage area for the future development. Access from Phase III to the ROW is provided through proposed gates and access through the site to the cul-de-sac at the end of S Rome Way.*

PLANNING DEPARTMENT COMMENTS

Community Questions, Comments and Concerns

1. 1.A. There were no questions, comments, or concerns received from the community during this review; however, there were comments made by Xcel Energy. Please see their comments attached at the end of this letter. The Urban Drainage and Flood District and Arapahoe County Planning and Engineering were also sent referrals but did not have any comments.
 - *Response: Acknowledged.*

Completeness and Clarity of the Application

1. 2A. For every instance of FDP located within all documents submitted, correct to "Master Plan".
 - *Response: All known occurrences of the word FDP have been updated to Master Plan*
2. 2B. It is difficult to distinguish the hatch patterns on the plans. Consider using the asphalt as blank or with no pattern or shading.
 - *Response: Acknowledged. The hatch patterns have been updated and clarified in the legends.*
3. 2C. This base map does not match the site plan base map (fence location, parking lot, pond access road, etc.). Please be sure to coordinate efforts so there is no delay in submittal reviews due to inconsistent base map layouts.
 - *Response: Acknowledged. The correct base map has been coordinated.*

Master Plan Comments

Tab 6 – Master Plan Narrative

1. 3A. Remove the prompting language from the FDP Manual on this tab. It should only contain the application responses to those prompts.
 - *Response: The prompting language has been removed, and only the application responses have been provided.*
2. 3B. In item 1, use the current code Section 146-3.2.2.

- *Response: The current code, Section 146 3.2-1 has been used. Code section 146-3.2.2 was not found.*
- 3. 3C. Language from the Landscaping, Architectural, and Urban Design tabs should be included in the response to item 2 to illustrate a design theme or sense of place that is unique to this development.
 - *Response: Language from the Landscaping, Architectural, and Urban Design tabs has been included.*
- 4. 3D. Replace number 3 with the following: “The Master Plan accurately reflects the current zoning district designations found in the Unified Development Ordinance.”
 - *Response: Number 3 has been replaced with the provided language.*
- 5. 3E. Modify “Waivers” to “Adjustments” in item 5.
 - *Response: “Waivers” has been updated to “Adjustments”.*
- 6. 3F. Per the discussion after the Pre-App Meeting, the lot coverage restrictions of the APZ will apply to the canopies and enclosures within this property but will not be applied to surface parking lot area. As it is proposed currently on the site plan, the canopies, enclosures, and buildings occupy 28.055-percent of the total lot area. This is currently under the 30-percent limit and no adjustment is required. This will; however, limit the lot coverage for future phases of development. For reference, lot coverage is the percentage of lot area that is occupied by structures (anything constructed or erected, the use of which requires fixed location on the ground) or building.
 - *Response: The lot coverage restrictions have been acknowledged and included in the Narrative.*
- 7. 3G. Include aspects of the trail connection, sidewalk connection, and access connection to the north parcel and Rome Way from the redlines on Tab 9.
 - *Response: Aspects of the trail, sidewalk, and access connections have been included per the redlines from Tab 9.*

Tab 8 – Land Use Map and Matrix

- 8. 3H. Each development area must be labeled and designated with a Planning Area (PA). These Planning Areas will be referenced throughout the Master Plan and be applied to the Public Improvement Plan (PIP) documentation for phasing and development triggers.
 - *Response: Each development area has been assigned a planning area phase (I, II, III).*
- 9. 3I. Correct the code section for compliance with current code.
 - *Response: Acknowledged. The code section has been updated.*
- 10. 3J. Label the feature shown on the redlines.
 - *Response: This feature has been removed from being shown on this plan.*
- 11. 3K. Is the future phase of enclosed storage phase II? If so, please label it.
 - *Response: Acknowledged. This has been updated to Phase II.*
- 12. 3L. The Accident Potential Zone District lot coverage restriction graphs must be added to this tab.

- *Response: The APZ District lot coverage restriction graphs have been added to this tab.*
- 13. 3M. Phase 1 and Phase I need to be delineated. If they are the same phase of development, they should both be Phase I.
 - *Response: Acknowledged. Phase 1 has been updated to be Phase I.*
- 14. 3N. Change waiver to adjustment in the Master Plan notes.
 - *Response: "Waiver" has been updated to be "adjustments".*
- 15. 3O. Update the landscaping code section per the UDO. See the redlines for the section number.
 - *Response: Acknowledged. The code section has been updated.*
- 16. . 3P. Add the current zoning designations for the areas north, east, south, and west of this parcel. Utilize the zoning map on the City website for consistency.
 - *Response: The zoning designations have been updated per the COA zoning map.*
- 17. 3Q. The future outdoor storage area should be designated Phase III.
 - *Response: Acknowledged. The future storage area has been updated to Phase III.*
- 18. 3R. Move the Landscape Buffer detail to the Landscape Design tab and show it on the site plan.
 - *Response: The Landscape Buffer detail has been moved to the Landscape Design Tab as well as the Site Plan Details.*
- 19. 3S. The Land Use Formula portion of the matrix needs to be filled in. These are all an Industrial Use type. Each Planning Area should contain the land use type and the proposed use (i.e. Industrial – Self-Storage).
 - *Response: Per redline, the Land Use Formula has been updated to Outdoor Storage for each planning area.*
- 20. 3T. Change the PCC zoning from PD to POS.
 - *Response: Acknowledged. The zoning has been updated.*
- 21. 3U. Re-label the development areas within the Land Use Matrix with the designated Planning Areas.
 - *Response: The development areas have been updated to match the phasing on this site.*
- 22. 3V. Generally, the Land Use Matrix needs to be filled in with Planning Areas and development triggers from the PIP.
 - *Response: The table has been filled in with the planning/phasing areas.*

Tab 9 – Open Space and Circulation

- 23. 3W. This plan must contain the ultimate location of the MUE trail connection to Rome Way.
 - *Response: The location of the MUE trail connection has been shown and labeled.*
- 24. 3X. There are a lot of gating systems and fencing around the development. Connections must be shown on this plan through the development to Phase III to the south and the development to the north. See the redlines on the sheet for details.

- *Response: Connections have been shown on plan noting where gate/fence access is located.*

25. 3Y. The connection to the site to the north and the MUE trail needs to function like a road and not just an internal drive aisle. It will function as the second point of access to the site and provide through connection to the site to the north creating a full looped system required for development along the single access point of Rome Way. A sidewalk connection needs to be included in the connectivity layout. The sidewalk may only end up on the east side of the connection adjacent to the detention pond, but it must connect to the east/west sidewalk connection to the MUE trail. The redlines show two east/west trail connections that would be preferred through the site, although that may change based on the E-470 Authority design.

- *Response: There are currently two points of public access to the site; one directly off S Rome Way and one further south through the cul-de-sac. In addition, there is an emergency access gate provided to the north of the site, which will be tied into the development to the north. This creates the required full loop site access. The sidewalk connection from S Rome Way to the MUE trail is labeled on the plan for better clarity.*

26. 3Z. The southern area of the Master Plan (Phase III) is cut off and needs to show proposed pedestrian and vehicular connection routes. Creating an undevelopable parcel without access to a ROW is prohibited.

- *Response: Phase III of the master plan is now shown in the document. Access from Phase III to the ROW is provided through proposed gates and access through the site to the cul-de-sac at the end of S Rome Way. This is a continuation of the existing parcel and not a new parcel.*

Tab 10 – Urban Design Standards

27. 3AA. Include the name of the site plan being referenced in the matrix.

- *Response: The name of the site plan has been included.*

28. 3BB. Typical PROS fencing must be included in text and in the diagrams (see Item 3CC below) for the fencing along the PCC.

- *Response: The typical fencing along the PCC has been included.*

Tab 11 – Landscape Design Standards

29. 3EE. It is expected for master planned developments to exceed minimum UDO requirements. Where applicable, provide the standards on this tab and the other design standards tabs where development standards have been exceeded.

- *Response: Landscape standards have been added to the landscape matrix sheet.*

30. 3FF. Include the name of the site plan referenced in this tab.

- *Response: Added.*

31. 3GG. The Landscape Standards in commercial and public gathering spaces must be filled in for the enclosed structure and any buildings (potentially Phase III). Please change the title from “Commercial” to “Industrial”.

- *Response: Added.*

32. 3HH. Make the addition noted in the redlines to item 7.

- *Response: Added.*

33. 3II. Section 10 specifically applies to the PCC and MUE areas. Please fill in the form as applicable.
 ■ *Response: Added.*
34. 3JJ. Provide photographic or diagrammatic examples of these design elements in this tab.
 ■ *Response: Tabs 11.1 and 11.2 have been added to show design intent imagery for the code requirements throughout this site.*

Tab 12 – Architectural Design Standards

35. 3KK. Since a site plan was submitted concurrently with the Master Plan, the design standards are required. A second submission of this development application will not be accepted or reviewed until these standards are adequately design within the form. These must include at a minimum industrial development:
 A. Design theme
 B. Color palette
 C. Architectural styles
 ■ *Response: These have been provided.*
36. 3LL. Include photographic or diagrammatic examples of the design elements added to this form in the second submission.
 ■ *Response: See architectural documentation.*

Tab 13 – Public Improvement Plan

37. 3MM. Include the Planning Areas and Phasing from the Land Use Map redlines referenced above.
 ■ *Response: Phasing areas have been clarified using color and labels similar to Land Use Map.*
38. 3NN. Planning Areas, Phases, and development triggers must be included in the narrative.
 ■ *Response: All public improvements will be constructed as part of Phase 1. No works will be delayed to Phase 2 or Phase 3.*
39. 3OO. Modify the hydrant locations per Life Safety comments.
 ■ *Response: The hydrant locations have been modified.*
40. 3PP. Considerations for the southern area of the Master Plan must be provided. How will this parcel obtain access to a ROW if there are fencing and gating systems blocking the connections? If this is a future phase III, how and when will it develop? What will trigger specific development improvements (i.e. vehicular and pedestrian access, utilities)? Leaving this area blank is not acceptable as it will potentially create an undevelopable piece of land without access to a right-of-way. These considerations must be included in the next submission and be reflected in all Master Plan tabs and the site plan.
 ■ *Response: The area has been clarified as Phase III RV Storage using color and labels as well as calling out the water and storm stubs for the future development. Access to the ROW will be provided through the site. At the time of the development of this parcel, the southern fence will be removed and the site will operate as one contiguous parcel. We have called out the area as “Outdoor Storage”, but would intend to submit that under a separate Site Plan Submission to Aurora.*

Site Plan Comments

Sheet 1

1. 4A. Building elevations are required in the 2nd submission. These must include building height, materials and finishes. These must reflect the required architectural design standards provided in the Master Plan.
 - *Response: Acknowledged. Building elevations will be included in the 2nd submission.*
2. 4B. Remove the legend from the cover sheet.
 - *Response: The legend has been removed from the cover sheet.*
3. 4C. Remove the Planning Commission and City Council line items from the signature block as they are not required at this time.
 - *Response: The signature block has been updated.*
4. 4D. Include the percentage of lot coverage for buildings and structures within this site plan to comply with the APZ District standards.
 - *Response: The percentage of lot coverage has been included.*
5. 4E. The customer, employee and van accessible spaces must be delineated on the site plan.
 - *Response: The parking spaces have been delineated on the site plan accordingly.*

Sheet 2

6. 4F. Instead of providing this large context map, please provide an overall site plan showing the whole development.
 - *Response: Acknowledged. An overall site plan has been created.*

Sheet 3

7. 4G. What is being referenced by Sheet 1 on the building?
 - *Response: Acknowledged. This comment has been removed.*
8. 4H. Access and connections must be reconfigured and shown on the site plan per the Master Plan comments above.
 - *Response: Agreement was reached with Dan Osoba via email on August 31, 2020. These are one parcel and not three subdivided parcels; therefore, the access and connections as previously submitted are acceptable.*
9. 4I. Include Planning Areas and Phases from the Master Plan.
 - *Response: The Phases have been included from the Master Plan.*

Sheet 10

10. 4J. Site details must comply with the Urban Design Standards provided in the Master Plan in the 2nd submission.
 - *Response: These detail are to be determined to match the City of Aurora standards during the Construction Document phase. Details that are more aggressive or different than Aurora standards have been included within the Site Details Sheet.*

Sheet 11

11. 4K. Both monument signs shown do not comply with the UDO sign standards. Monument signs must have a full monument base (the sign base must be as wide or wider than the sign and be flush with the ground). This type of sign design detail must also be provided in the Urban Design standards in the Master Plan.
 - *Response: These have been updated.*

LANDSCAPING ISSUES

CHAD GIRON / 303-739-7185 / CGIRON@AURORAGOV.ORG / COMMENTS IN BRIGHT TEAL)

Sheet 3

1. 5A. Update the keynote to include the width of the sidewalk.
 - *Response: The keynote has been updated to include the width of the sidewalk.*
2. 5B. Add the hatch to the legend.
 - *Response: The sidewalk hatch has been added to the legend.*
3. 5C. The fence shall be located outside the 10-foot street frontage buffer, which is measured from the back of the walk.
 - *Response: Acknowledged. The fence has been updated to be located outside the 10' buffer.*

Sheet 4

4. 5D. The fence shall be located outside the 25-foot special landscape buffer.
 - *Response: The fence has been updated to be located outside the 25-foot landscape buffer.*

Sheet 12

5. 5E. Label the adjacent property parcel.
 - *Response: Added.*
6. 5F. Label the sidewalk and public access easement with dimensions.
 - *Response: Added.*
7. 5G. Add the 20-foot landscape buffer label.
 - *Response: Added.*
8. 5H. Perimeter buffer landscaping must be on the outside of all proposed fencing.
 - *Response: Updated.*
9. 5I. Label the building and parking.
 - *Response: Added.*
10. 5J. If the area shown on the redlines is patron parking, it must have landscaped terminal islands on both ends. One (1) tree and six (6) shrubs per island.
 - *Response:*
11. 5K. Show the entrance door location.

- *Response: The building entrance has been shown as the dotted line on the northeastern part of the rectangle.*
- 12. 5L. Consider using wood mulch for the shrub beds to break up the expansive use of rock mulch.
 - *Response: Due to consistent maintenance issues of wood mulch blowing away in this area, we have decided to keep rock mulch for stability and longevity.*
- 13. 5M. This base map does not match the site plan base map (fence location, parking lot, pond access road, etc.). Please be sure to coordinate efforts so there is no delay in submittal reviews due to inconsistent base map layouts.
 - *Response: Coordinated and acknowledged.*
- 14. 5N. Label the detention pond.
 - *Response: Added.*
- 15. 5O. Add the proposed contours and label the 5-foot contours at a minimum.
 - *Response: Added.*
- 16. 5P. Add and label the 10-foot street frontage buffer, which is measured from the back of the walk.
 - *Response: Added.*
- 17. 5Q. Label the 100-year water surface elevation.
 - *Response: Added.*
- 18. 5R. Label the 5.5-foot detached sidewalk.
 - *Response: Added.*
- 19. 5S. Curbside landscaping is required with a detached sidewalk. See the Pre-App notes for specific plant requirements and add to the Landscape Calculations table on sheet 15.
 - *Response: Shrubs have been added in the curbside landscape area.*
- 20. 5T. Add "Plains Conservation Center – City of Aurora" label to all sheets.
 - *Response: Added.*
- 21. 5U. Make the label shown on the redlines darker.
 - *Response: Updated.*
- 22. 5V. Add the 25-foot landscape buffer label.
 - *Response: Added.*
- 23. 5W. Separate the graphics shown on the redlines.
 - *Response: Added.*

Sheet 13

- 24. 5X. Correct the keymap numbering.
 - *Response: Updated.*

25. 5Y. Make the label darker.
 - *Response: Updated.*
26. 5Z. Add the 75-foot Multi-Use Easement label.
 - *Response: Added.*
27. 5AA. Add the 10-foot landscape buffer label
 - *Response: Added.*

Sheet 15

28. 5BB. Add the curbside landscaping requirement.
 - *Response: Added.*
29. 5CC. Make the corrections to the landscape calculations table.
 - *Response: Updated.*
30. 5DD. Add 66 more shrubs and 7 trees to comply with the landscaping requirement.
 - *Response: Updated.*
31. 5EE. Spell out Plains Conservation Center.
 - *Response: Updated.*
32. 5FF. Label the berms on each landscaping sheet with heights.
 - *Response: Added.*

ADDRESSING

PHIL TURNER / 303-739-7357 / PCTURNER@AURORAGOV.ORG

- 1) 6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.
 - *Response: These will be provided after we have received acceptance of comments and there is no movements of easements.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

CIVIL ENGINEERING

KRISTIN TANABE / 303-739-7306 / KTANABE@AURORAGOV.ORG / COMMENTS IN GREEN

Site Plan Comments

Sheet 1

1. 7A. The Site Plan will not be approved until the Preliminary Drainage Report/Letter is approved.

- *Response: Acknowledged.*

2. 7B. Add the notes to the cover sheet as shown on the redlines.
 - *Response: The notes shown on the redlines have been added to the cover sheet.*

Sheet 3

3. 7C. What is the drainage easement in the north of the property for? An access easement is required from the drainage easement for the pond to the public right-of-way.
 - *Response: Acknowledged. This easement has been revised and labeled appropriately.*
4. 7D. A license agreement is required for private storm in the drainage easement, typical for all instances.
 - *Response: Acknowledged.*
5. 7E. It is difficult to distinguish the hatch patterns on the plans. Consider using the asphalt as blank or with no pattern or shading.
 - *Response: The hatch patterns and associated legend have been updated for clarity.*
6. 7F. Show and label the streetlights on Rome Way. Streetlights will be owned and maintained by the City of Aurora and must meet COA standards. Please refer to the draft lighting standards for additional information.
 - *Response: Per coordination with Kristin Tanabe on August 27, 2020, street lights will be added along Rome Way. These have been shown for reference on sheets 3 & 4, but will be provided with detail within the photometric sheets.*
7. 7G. There are no light poles shown on the plan, even though there is a symbol for them.
 - *Response: Street lights are now referenced in for S Rome Way.*
8. 7H. Add a note that the public improvements must be completed and accepted prior to business commencement on site.
 - *Response: Acknowledged. This note has been added.*

Sheet 4

9. 7I. Label the end of the curb and gutter.
 - *Response: Acknowledged. The end of the curb and gutter has been labeled.*
10. 7J. Label the flowline radius.
 - *Response: Acknowledged. The flowline radius has been labeled.*
11. 7K. Indicate the radius of the cul-de-sac to ensure vehicles such as RVs can turn around. A shoulder may be required if the full cul-de-sac is not constructed.
 - *Response: Acknowledged. The radius of the cul-de-sac has been labeled.*

Sheet 6

12. 7L. Label the slope at the access point.
 - *Response: A slope label at the access point has been labeled.*

13. 7M. The maximum slope across fire lanes is 4-percent.
 - *Response: Acknowledged. Max cross slope is approximately 3% or less.*
14. 7N. The minimum slope is 1-percent for asphalt, 2-percent for all non-paved areas including recycled asphalt.
 - *Response: Acknowledged. We are in conformance with this requirement.*
15. 7O. Show and label the 100-year water surface elevation, and a minimum of 2-percent slope in the pond bottom on all applicable sheets.
 - *Response: Acknowledged. The 100-year water surface elevation has been labeled.*

Sheet 20

16. 7P. Include a streetlight fixture for the lights on Rome Way. The photometric analysis for Rome Way shall be submitted with the lighting plan in the civil plan submittal.
 - *Response: These have been included now.*

Final Plat Comments

Sheet 1

17. 7Q. The drainage easement should just be for the detention pond. An access easement is required from the drainage easement to the public right-of-way.
 - *Response: Has been amended to a drainage and access easement.*

Master Plan Comments

Tab 10 – Urban Design Standards

18. 7R. Add public streetlight standards.
 - *Response: The streetlight standards have been added.*

Tab 13 - Public Improvements Plan

19. 7S. Improvements on Rome Way including curbside landscaping and streetlights. Add these to note 1.
 - *Response: This has been added to the Public Improvement notes.*
20. 7T. Add the note as shown on the redlines.
 - *Response: Acknowledged.*
21. 7U. The Notes section is redundant and not necessary.
 - *Response: This note has been removed.*

TRAFFIC ENGINEERING

BRIANNA MEDEMA / 303-739-7336 / BMEDEMA@AURORAGOV.ORG / COMMENTS IN AMBER

Site Plan Comments

Sheet 1

1. 8A. Add the note as shown on the redlines.
 - *Response: Notes shown on the redlines have been added.*

Sheet 3

2. 8B. Shift the sight triangles to the stop sign location
 - *Response: The sight triangle location has been updated.*
3. 8C. Shift the monument sign location into the site ~2-3-feet to be outside the sight triangle.
 - *Response: The monument sign location has been shifted to be outside of the updated sight triangle location.*
4. 8D. How is the boundary defined from built and future phases? Will there be striping or a temporary barricade?
 - *Response: There is no fixed boundary on the site, only a fence as a temporary barricade between the current phase and the future phase.*
5. 8E. For all RV stalls – will striping be provided? What is the plan for striping on milled asphalt?
 - *Response: There will not be striping provided.*

Sheet 4

6. 8F. Is there a ramp on the west side of the cul-de-sac?
 - *Response: There is not a ramp on the west side of the cul-de-sac. This is because there are not currently proposed improvements on the west side of S Rome Way.*

Sheet 12

7. 8G. Include the sight triangle from the site plan sheet and review plantings within the sight triangle.
 - *Response: These are shown on sheet 3.*

Master Plan Comments

Traffic Impact Study

8. 8H. Update the heavy vehicle percent for entering and existing trips to Rome. See further comments in Synchro.
 - *Response: Modified as requested.*
9. 8I. Northbound level of service is below city standards. See comments in the section and update the text accordingly.
 - *Response: Modified as requested.*
10. 8J. Clarify and update the recommended turn lane length.
 - *Response: Clarified and updated.*
11. 8K. See other comments and corrections throughout the TIS.
 - *Response: Understood. These have been addressed.*

FIRE / LIFE SAFETY

MARK APODACA / 303-739-7656 / MAPODACA@AURORAGOV.ORG / COMMENTS IN BLUE

Sheet 1

1. 9A. Add all the notes as shown on the redlines.
 - *Response: All notes shown on the redlines have been added.*

2. 9B. Edit the Site Plan Notes per the redlined corrections.
 - *Response: The Site Plan Notes have been updated per the redlines.*
3. 9C. Provide the building height.
 - *Response: Canopies and enclosures are approximately 14' to 15' high. See architectural elevations that have been provided within this resubmission.*
4. 9D. Include the 2015 IBC Construction Type for enclosed storage and enclosures. Are the listed enclosures the same? Provide elevation sheets for all proposed buildings, canopies, enclosures, and enclosed storage.
 - *Response: Elevations have been provided within the architectural drawings.*
5. 9E. Include if the building is sprinklered or non-sprinklered.
 - *Response: Acknowledged. We prefer the canopies to be not be sprinklered.*

Sheet 3

6. 9F. Provide building elevations with this plan set. Elevations must show elements such as the location of fire department connections, Knox boxes, and fire riser rooms.
 - *Response: Acknowledged. The elevations will be provided.*
7. 9G. Identify the exterior accessible route with a heavy dashed line to verify the 1-footcandle minimum lighting requirement. The route shall be continuous to the public way and all site amenities. (Heavy dashed line shall be shown on Site, Utility, and Landscape plan sheets).
 - *Response: The exterior accessible route has been identified with a heavy dashed line.*
8. 9H. Indicate the location of fire lane signs.
 - *Response: The location of fire lane signs has been added to the notes. They will be mounted to the canopies and enclosures that front fire lanes.*
9. 9I. Label the gating or barricade system being installed on the site plan using one of the following examples:
 - A. (2) 19.5' Automatic Sliding Gates with Approved Siren Operated System, Knox Key Switch and Manual Release.
 - B. (2) 19.5' Manual Swinging Gate with Approved Knox Hardware.
 - C. (2) 19.5' Manual Sliding Gate with Approved Knox Hardware.
 - D. (2) 19.5' Electrical Sliding Gate with Approved Knox Hardware.
 - E. Note: if the gate provided is one (1) 39' gate, then the provided note will work.
 - *Response: Acknowledged. The gate and label have both been updated.*
10. 9J. Identify the Knox box with an X within a box symbol and label with the following example: "Knox box with approved hardware."
 - *Response: The Knox box has been identified with the appropriate symbol and label.*
11. 9K. Label the accessible parking space.
 - *Response: The accessible parking space has been labeled.*
12. 9L. Provide an accessible parking sign.

- *Response: An accessible parking sign has been added.*

13. 9M. For consistency with the future phase of development, show the phasing on the utility, grading, landscaping, and photometric sheets.
- *Response: Acknowledged. The future phase of development has been shown on the other sheets in this set.*

Sheet 4

14. 9N. Gate columns or posts cannot be in the fire lane easement. Shift the gating system to the west so it is no longer in the fire lane easement.
- *Response: Acknowledged. The gate has been updated.*
15. 9O. Label the gate per comment 12I above.
- *Response: The gate label has been revised.*

Sheet 6 – Sheet 8

16. 9P. Please see the new fire hydrant locations indicated on the redlines. All fire hydrants on site will require bollard protection.
- *Response: The fire hydrant locations have been added with the reference to the associated detail with bollard protection.*

Sheet 9

17. 9Q. Revise the keymap to show the existing water line extension.
- *Response: Acknowledged. The keymap has been revised.*

Sheet 10

18. 9R. Include the sign details package. See the stamp comment for details.
- *Response: The sign details package has been included.*
19. 9S. Provide site details for gates and bollards.
- *Response: Gate and bollard details have been provided.*

Sheet 17

20. 9T. Identify the exterior accessible route with a heavy dashed line to verify the 1-footcandle requirement.
- *Response: This has been provided.*

Final Plat Comments

Sheet 2

21. 9U. Provide a note indicating that the water line utility easement extending to the north will be dedicated by separate document.
- *Response: Note has been added.*

Master Plan Comments

Tab 8 – Land Use Map and Matrix

22. 9V. Remove temporary and future fire station notes.
- *Response: Temporary and future fire station notes have been removed.*

23. 9W. Please show the gating system for the area shown. The gate has to be on your side of the property.
 - *Response: Acknowledged. The gating system is on our side of the property line.*
24. 9X. Provide a detail for the enclosed storage for phase one and two.
 - *Response: This is provided within the architectural drawings.*

AURORA WATER

RYAN TIGERA / 303-326-8867 / RTIGERA@AURORA.GOV / COMMENTS IN RED

Site Plan Comments

Sheet 6

1. 10A. The meter pit should be located in a landscaped area outside the drive lane. The meter is a public asset and cars are not permitted to drive over it.
 - *Response: Acknowledged. The meter pit location has been revised.*
2. 10B. Is this a dump station? Please label to confirm what the service lines are serving for the location shown in the redlines.
 - *Response: An additional keynote has been added for clarification.*
3. 10C. Please confirm an 8-inch service line is needed for this use. Typical service scenario is a 4-inch line at a 2-percent slope.
 - *Response: Size of line is to be coordinated with supplier of dump station.*
4. 10D. Confirm the irrigation meter is shown on the plan set.
 - *Response: The irrigation meter is not shown on this plan set. The associated keynotes have been removed.*

Sheet 7

5. 10E. The water main is to be located in the center of the easement, typical for all instances.
 - *Response: Acknowledged. The water main location has been adjusted.*

Sheet 8

6. 10F. Label the line shown on the redlines.
 - *Response: This line was not supposed to show during plotting. This error has been fixed.*
7. 10G. Does the site to the west require a water main stub for service?
 - *Response: The site to the west is owned by PROS and therefore does not require a water main stub for service.*
8. 10H. Per Section 5.04 of the Aurora Water Criteria Manual, utility easements should be 16-feet for water mains and 10-feet for hydrants and laterals outside the 16-foot easement. Please confirm with site plan dimensions, typical for all instances.
 - *Response: Acknowledged. The easements have been updated and dimensioned.*
9. 10I. The water main and storm main extension should terminate at the property line.

- *Response: Acknowledged. The main extensions have been adjusted to end at the property line.*

PROS

CURTIS BISH / 303-739-7131 / CBISH@AURORAGOV.ORG / COMMENTS IN PURPLE

Site Plan Comments

Sheet 6

1. 11A. Label the slope of the trail. It should be less than 5-percent longitude grade. The cross slope should not exceed 2-percent.
 - *Response: The slope of the trail has been labeled.*
2. 11B. Continue to coordinate with the E-470 Authority. The plan should include the construction of the connection within the MUE to the regional trail.
 - *Response: Acknowledged.*
3. 11C. Is grading proposed? The contours are difficult to read. Staff needs to know how drainage will be handled so as not to cause erosion or degradation to the adjacent PCC.
 - *Response: The grading is proposed. Additional contour labels have been added for clarity.*

Sheet 12

4. 11D. The trail surface may be crusher fines. Contact PROS for the applicable detail.
 - *Response: Acknowledged. This material will be specified during the construction documentation, but we anticipate crusher fines to be our preference.*
5. 11E. If grading occurs west of the street adjacent to the PCC, the area of disturbance shall be restored using a PROS approved seed mix.
 - *Response:*

Sheet 14

6. 11F. What is the fence design? Details are not provided in the Urban Design Standards in the Master Plan.
 - *Response: The fence along the PROs boundary will be the P&OS F-4.0 type (Plains Conservation District) along the western boundary.*

Sheet 15

7. 11G. The seed mix shall be specified by PROS.
 - *Response: Acknowledged.*

Master Plan Comments

Tab 9 – Open Space and Circulation

8. 11H. The PCC is protected by covenants, conditions and restrictions which prevent the conversion of open space to other uses. PROS has no need for improvement to the west side of Rome Way nor any intent to contribute to the cost of future curb, gutter, curbside landscaping, or sidewalk.
 - *Response: Acknowledged. An updated road cross section has been added to this sheet.*

9. 11I. Show and label the proposed trail connection.
 - *Response: The proposed trail connection has been shown and labeled.*

REAL PROPERTY

MAURICE BROOKS / 303-739-7294 / MBROOKS@AURORAGOV.ORG / COMMENTS IN MAGENTA

Site Plan Comments

Sheet 1

1. 12A. Modify the note as shown on the redlines.
 - *Response: The notes have been modified as shown on the redlines.*

Sheet 3

2. 12B. A license agreement is needed for the gates shown throughout the plan. Please contact Grace Gray at ggray@auroragov.org to begin this process. The Site Plan will not be approved prior to the completion of this agreement.
 - *Response: Acknowledged.*

Sheet 6 - Sheet 12

3. 12C. Add the B&D and curve data for the plat boundary, typical in all instances on all sheets with redlines.
 - *Response: The B&D and curve data has been added.*

Final Plan Comments

Sheet 1

4. 12D. Add the overflight note to the plat.
 - *Response: This has been provided.*

XCEL ENERGY (DONNA GEORGE / DONNA.L.GEORGE@XCELENERGY.COM)

1. Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for RV Storage Aurora. As always, thank you for the opportunity to take part in the review process. To ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that an 8-foot wide utility easement is dedicated abutting Rome Way.
2. The property owner/developer/contractor must complete the application process for any new electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.
 - *Response: Acknowledged.*

FDP TAB 6 – FDP NARRATIVE

Page 1

1. All instances of FDP must be changed to Master Plan.
 - *Response: All instances of FDP have been changed to Master Plan.*

2. Remove the prompting language from the FDP Manual in all instances.
 - *Response: The prompting language has been removed.*
3. Use current code section: 146-3.2.2.
 - *Response: The current code, Section 146 3.2-1 has been used. Code section 146-3.2.2 was not found.*
4. Language should be included from the landscaping and architectural and urban design standards tabs here to show a design theme or sense of place that is unique to this development.
 - *Response: Language from the Landscaping, Architectural, and Urban Design tabs has been included.*
5. Please replace with the following: "The Master Plan accurately reflects the current zoning district designations found in the Unified Development Ordinance.".
 - *Response: The indicated text has been replaced with the provided language.*
6. Modify to "Adjustments".
 - *Response: Acknowledged.*

Page 2

7. Per discussions after the Pre-App Meeting, the lot coverage restrictions of the APZ will apply to the canopies and buildings, but we are not applying it to the parking lot area. As it is proposed now (per the current Site Plan configuration), the canopies and buildings are at 28.055% lot coverage, which is under the 30% limit. Future development must conform to this overall restriction. Rework this section per this comment.
 - *Response: This section has been reworked. The lot coverage restrictions have been acknowledged and included.*
8. Include aspects of the trail connection, sidewalk connection and access connection to the northern parcel and Rome Way.
 - *Response: Aspects of the trail, sidewalk, and access connections have been included.*

FDP TAB 8 – LAND USE PLAN

Page 1

1. 146-2.5.2.
 - *Response: Acknowledged.*
2. Remove temporary & permanent fire station notes.
 - *Response: Temporary and permanent fire station notes have been removed.*
3. Please show the gating system for this area. The gate has to be on your side of the property line.
 - *Response: Acknowledged. The gating system is on our side of the property line.*
4. Add the zoning to the north.
 - *Response: The zoning to the north has been added.*

5. Provide a detail for the enclosed storage for phase one and two.
 - *Response: This is shown within the Architectural elevations for the Site Plan set.*
6. Each development area should be designated a Planning Area (PA). These PAs will be referenced in the PIP and other Master Plan documents for consistency.
 - *Response: Each development area has been assigned a planning area phase (I, II or III).*
7. Label this feature.
 - *Response: This feature has been removed from being shown on this plan.*
8. Phase II?
 - *Response: Acknowledged. This has been updated to Phase II.*
9. The Accident Potential Zone standards maximum lot coverage restrictions must be added to this tab.
 - *Response: As it is proposed now (per the current Site Plan configuration), the canopies and buildings are at 28.055% lot coverage, which is under the 30% limit. This has been added in the general notes on this tab.*
10. These should be titled Phase I (not 1) and be delineated by different Planning Areas.
 - *Response: Acknowledged. This has been updated.*
11. Change to an adjustment.
 - *Response: Acknowledged. This has been updated.*
12. Section 146-4.7 of the Unified Development Ordinance.
 - *Response: Acknowledged. This has been updated.*
13. Adjustments.
 - *Response: Acknowledged. This has been updated.*
14. Add zoning (APZ and AD). Reference the zoning map for the zone boundaries.
 - *Response: The zoning has been added according to the COA zoning map.*
15. This should be labeled Phase III.
 - *Response: Acknowledged. This has been updated.*
16. Move this detail to the landscape design Master Plan tab.
 - *Response: This detail had been moved to the landscape design Master Plan tab.*
17. Land Use Formula needs to be filled in. This is an Industrial Land Use type. Each Planning Area should contain this type and the specific use (i.e. Outdoor Storage)
 - *Response: The land use formula has been updated to Outdoor Storage for each planning area.*
18. POS Zoning.
 - *Response: Acknowledged. This has been updated.*

19. Re-label these with Planning Areas, see the comment above.
 - *Response: This has been relabeled to match the phasing on this site.*
20. Add zoning for this area. This is also unincorporated.
 - *Response: Zoning for this area has been added.*
21. This table needs to be filled in with Planning Areas, and development triggers from the PIP.
 - *Response: The table has been filled with the planning/phasing areas.*

FDP TAB 9 – CIRCULATION PLAN

Page1

1. There are a lot of gating systems and fencing around the proposed site. Connections must be able to be made through the site to the future phase (Phase III) to the south and to the future connection to the north. See the redlines on this sheet for details.
 - *Response: Connections have been shown on plan noting where gate/fence access is located.*
2. The PCC is protected by Covenants, Conditions & Restrictions which prevent the conversion of open space to other uses. PROS has no need for improvements to the west side of Rome Way nor any intent to contribute to the cost of future curb, gutter, curbside landscape, or sidewalk.
 - *Response: Acknowledged. An updated road cross section has been added to this sheet.*
3. This Circulation Plan should contain the trail connection.
 - *Response: The trail connection has been labeled.*
4. Show and label the proposed trail connection.
 - *Response: The proposed trail connection has been labeled.*
5. This connection needs to act like a street connection and not just an internal drive aisle. It will function as the second point of access to this site and provide through connection to the site to the north creating a full looped system required for development along Rome Way. A sidewalk connection needs to be included (may be only on the eastern boundary adjacent to the detention pond) to connect to the pedestrian network. The two east/west connections would be the preferred locations for the MUE trail connection to then connect into S Rome Way.
 - *Response: There are currently two points of access to the site; one directly off S Rome Way and one further south through the cul-de-sac. A third emergency access point is located along the northern boundary. This created the required full loop site access. The sidewalk connection from S Rome Way to the MUE trail is labeled on the plan for better clarity. This approach was agreed via email with Dan Osoba on August 31, 2020.*
6. This area of the master plan is cut off and needs to show proposed connection routes to access the site. Creating undevelopable parcels without access is prohibited.
 - *Response: The entirety of the master plan is now shown with the proposed connection routes labeled.*

FDP TAB 10 – URBAN DESIGN STANDARDS

Page 1

1. Include the name of the site plan referenced.
 - *Response: The name of the site plan has been included.*
2. Typical PROS fencing details also need to be shown for the areas adjacent to the PCC.
 - *Response: The PROS fencing detail numbers have been included.*
3. Include public streetlight standards
 - *Response: The public streetlight standards has been included.*
4. Remove if not used.
 - *Response: The rows that were not used have been removed.*
5. Include examples of these design ideas within this tab.
 - *Response: Images have been provided.*

FDP Tab 11 - LANDSCAPE ARCH

Page 1

1. It is expected for master planned developments to exceed minimum UDO requirements. Where applicable, please provide the standards on this Tab and other design standards tabs where development standards have been exceeded.
 - *Response: Acknowledged.*
2. Include all the title of the Site Plan that these standards are on, typical in all instances.
 - *Response: Acknowledged.*
3. This section needs to be filled in for future phases (enclosed structure and potentially phase III).
 - *Response: Acknowledged.*
4. Add "outside of any drainage easement area".
 - *Response: Acknowledged.*
5. This section specifically applies to the PCC and MUE areas. Please fill in as applicable.
 - *Response: Acknowledged.*
6. Please include photographic/diagrammatic examples of these design themes within this tab.
 - *Response: Acknowledged.*

FDP Tab 12 - Arch

Page 1

1. Change all to Industrial.
 - *Response: Acknowledged.*
2. Since a Site Plan was submitted concurrently with the review of the Master Plan, these design standards are required. A second submission of this development application will not be accepted

or reviewed until these standards are adequately designed and included in this tab. They must include an industrial development:

3. design theme, color palette, architectural styles for any building on site (including canopies).
■ *Response: Acknowledged.*
4. Include photographic/diagrammatic examples of the design elements highlighted in the redlined comment above on this tab.
■ *Response: See Architectural Documentation.*

FDP Tab 13 - Public Improvement Plan

Page 1

1. Include Planning Areas for consistency with the land use map redlined comments.
■ *Response: The phasing areas have been included for consistency.*
2. Include phasing lines in this document to match other Tabs in the Master Plan.
■ *Response: Phasing lines and labels have been added.*
3. Planning Areas, Phases I, II, and III, and development triggers must be included here.
■ *Response: Phases I, II, and III have been clarified with color and labels.*
4. Improvements on Rome Way include curbside landscaping and streetlights.
■ *Response: This has been added to the Public Improvement notes.*
5. Modify these hydrants per Life Safety comments.
■ *Response: The hydrants have been modified.*
6. Add a note: Public improvements must be completed and accepted prior to the commencement of business operations.
■ *Response: Acknowledged.*
7. These notes are redundant and not necessary.
■ *Response: This note has been removed.*
8. Considerations for this area of the master plan must be provided. How will this parcel obtain access if there is fencing and gating systems blocking the entrances? If this is a future phase III, how and when will it develop? What will trigger specific development improvements (i.e. utilities, vehicular and pedestrian access). Leaving this area blank is not acceptable as it will potentially create an undevelopable piece of land without access from a ROW.
■ *Response: The area has been clarified as Phase III RV Storage using color and labels as well as calling out the water and storm stubs for the future development. Access to the ROW is provided through the site. This is not a new parcel but instead an extension of the existing parcel, when it is ultimately developed.*

SITE PLAN STUDY COMMENTS

Page 1

1. Building elevations are required in your 2nd submission. These need to include the enclosures and canopies. Elevation drawings must include building height, building material, and finish to reflect the standards that are also required in your 2nd submission.

■ *Response: Acknowledged.*

2. Add this note:

The 2015 international fire code, section 510, requires all buildings to be assessed for adequate emergency responder radio coverage (errc). At the time the structure is at final frame and final electrical inspections, the general contractor (gc) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the gc and the aurora building division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the gc. A failed radio surveillance will require a licensed contractor to submit plans to the aurora building division to obtain a building permit for the installation of an errc system prior to installation. This assessment and installation is at the owner or developer's expense. Future interior or exterior modifications to the structure after the original certificate of occupancy is issued will require a reassessment for adequate radio frequency coverage.

■ *Response: Acknowledged. This note has been added.*

3. Add these notes:

A. 1.) RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS" AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS STATING, "KEEP DRIVE AISLE PASSABLE AT ALL TIMES". AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "FIRE LANE - NO PARKING". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORKS DEPARTMENT'S STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBSTRUCTED MEANS FOR EMERGENCY ACCESS THROUGHOUT THE YEAR TO INCLUDE THE REMOVAL OF SNOW/ICE DURING THE COLDER MONTHS. THE MAINTENANCE OF PAVING ON EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER.

B. 2.) EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ONSITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.

■ *Response: Acknowledged. These notes have been added.*

4. Add this note:

THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR

BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

■ *Response: Acknowledged. This note has been added.*

5. 2015..

■ *Response: This date has been updated.*

6. 2009..

■ *Response: This date has been updated.*

7. Remove this legend from the cover sheet to save space.

■ *Response: Acknowledged. The legend has been removed from the cover sheet.*

8. Remove duplicate note #9.

■ *Response: Acknowledged. This note has been removed.*

9. Add this note:

PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING _____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

■ *Response: Acknowledged. This note has been added.*

10. Remove planning commission and city council approval as it is not required for this application.

■ *Response: Acknowledged. The approval block has been updated accordingly.*

11. All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install,

repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

■ *Response: Acknowledged. This note has been updated.*

12. Include percentage of lot coverage to comply with APZ.

■ *Response: The percentage of lot coverage to comply with APZ has been included.*

13. Add note:

The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

■ *Response: Acknowledged. This note has been added.*

14. Provide building height.

■ *Response: These are shown within the provided architectural elevations.*

15. Include the 2015 IBC Construction type for enclosed storage & enclosures. Are the listed enclosures the same? Provide elevations sheets for all proposed buildings, enclosures, canopies & enclosed storage.

■ *Response: Elevations are provided as part of the drawings.*

16. Add the following notes:

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 City Engineer

The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the streetlights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

■ *Response: Acknowledged. These notes have been added.*

17. Sprinklered or Non sprinklered.

■ *Response: This has been updated as non sprinklered.*

18. These spaces must be delineated on the Site Plan.

■ *Response: Acknowledged. These spaces have been delineated on the Site Plan.*

19. These file locations are ok for review, but must be removed prior to printing final mylars .

■ *Response: Acknowledged.*

Page 2

1. Instead of providing this context map, please provide an overall site plan showing the whole development site.

■ *Response: Acknowledged. An overall site plan has been created in place of the context map.*

Page 3

1. What is the drainage easement in this area for? An access easement is required from the drainage easement for the pond to public right of way.

■ *Response: The easement and label have been updated for clarity.*

2. License Agreement needed for the gate.

■ *Response: Acknowledged.*

3. Provide elevations with this plan set. Elevations must show elements such as the location of the fire department connections, Knox boxes and fire riser rooms.

■ *Response: Acknowledged.*

4. Identify exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; route shall be continuous to public way and all site amenities. (Heavy dashed line shall be shown on Site, Utility and Landscaping Plans.).

■ *Response: Acknowledged. The exterior accessible route has been included as a heavy dashed line.*

5. A license agreement is required for private storm in a utility easement, typical.

■ *Response: Acknowledged.*

6. Shift sight triangles to stop sign location.

■ *Response: The sight triangles have been shifted.*

7. Update Keynote to include the width of this sidewalk.

■ *Response: The keynote has been updated to include the width of the sidewalk.*

8. Add this hatch to the legend.

■ *Response: The hatch has been added to the legend.*

9. What is being referenced by sheet 1?

■ *Response: Label mistake, this annotation has been removed.*

10. Indicate the location of fire lane signs.

■ *Response: The location of fire lane signs has been included in the sheet notes.*

11. Shift monument sign into site ~2-3ft to be outside of sight triangle.

■ *Response: The monument sign has been shifted to be outside of the updated sight triangle location.*

12. Access and connections to this access must be redesigned per Master Plan redlines.
 - *Response: It was discussed with Dan Osoba that this is one singular parcel and not three separate parcels. This comment is no longer relevant under that assumption. 2 points of public access and 1 point of emergency access have been provided.*
13. Label the type of gating or barricade system being installed on the site plan using one of the following examples: · (2) 15' Automatic Sliding Gates with approved Siren Operated System, Knox Key Switch and Manual Release. · (2) 15' Manual Swinging Gate with Approved Knox Hardware. · (2) 15' Manual Sliding Gate with Approved Knox Hardware. · (2) 15' Electrical Sliding Gate with Approved Knox Hardware. If the gate is one 39' gate then the provide label will work.
 - *Response: Acknowledged. The gate and label have both been updated.*
14. Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."
 - *Response: The Knox Box has been identified and labeled.*
15. Label the accessible parking space.
 - *Response: The accessible parking space has been labeled.*
16. It is difficult to distinguish the hatch patterns on the plans. Consider the asphalt blank or with no pattern or shading.
 - *Response: Acknowledged. The hatch patterns and legend have been updated.*
17. Provide accessible parking sign.
 - *Response: An accessible parking sign has been provided.*
18. Show/label streetlights on Rome Way. Streetlights will be owned and maintained by the City of Aurora and must meet COA standards. Please refer to the draft lighting standards for additional information.
 - *Response: Streetlights has been added on S Rome Way.*
19. Include Planning Area labels and phasing from the Master Plan drawings.
 - *Response: The phasing from the Master Plan has been included.*
20. The fence shall be located outside of the 10' Street Frontage Buffer which is measured from the back of walk.
 - *Response: Acknowledged. The fence location has been updated.*
21. For consistency with future phase of development show the phasing on utility, grading landscaping, & photometric sheets.
 - *Response: Acknowledged. The phasing has been included on the required sheets.*
22. How will the boundary be defined from built and future phase? Will there be a striping or temporary barricade?
 - *Response: A fence will be used as a temporary barricade between the current phase and the future phase.*

23. For all RV Parking Stalls - will striping be provided? What is the plan for maintenance on striping on milled asphalt?
■ *Response: No striping will be provided.*
24. No light poles are shown on the site.
■ *Response: Acknowledged. The associated keynote has been removed.*
25. Add a note that public improvements must be completed and accepted prior to the commencement of business operations.
■ *Response: Acknowledged. The note has been added.*

Page 4

1. Label end of curb and gutter.
■ *Response: The end of curb and gutter has been labeled.*
2. Label flowline radius
■ *Response: The flowline radius has been labeled.*
3. Indicate the radius to ensure vehicles such as RVs can turn around. A shoulder may also be required if the full cul-de-sac is not constructed.
■ *Response: Acknowledged. The radius has been labeled.*
4. Ramp on this side?
■ *Response: There is not a ramp on the west side of the cul-de-sac. This is because there are not currently proposed improvements on the west side of S Rome Way.*
5. Gate columns or posts cannot be in the fire lane easement. Shift gating system to the west so it is no longer in the fire lane easement.
■ *Response:*
6. Label the type of gating or barricade system being installed on the site plan using one of the following examples:
 - A. (2) 19.5' Automatic Sliding Gates with approved Siren Operated System, Knox Key Switch and Manual Release.
 - B. (2) 19.5' Manual Swinging Gate with Approved Knox Hardware.
 - C. (2) 19.5' Manual Sliding Gate with Approved Knox Hardware.
 - D. (2) 19.5' Electrical Sliding Gate with Approved Knox Hardware.

If the gate is one 39' gate then the provide label will work.
■ *Response: Acknowledged. The gate and label have both been updated.*
7. License Agreement for the gate.
■ *Response: Acknowledged.*
8. The fence shall be located outside of the 25' Special Landscape Buffer.
■ *Response: Acknowledged. The fence location has been updated.*

Page 6

9. Label slope at access
 - *Response: The slope at access has been labeled.*
10. A license agreement is required for private storm in a utility easement, typical.
 - *Response: Acknowledged.*
11. Meter pit should be located in a landscaped area and outside of the drive lane. The meter pit is a public asset and cars are not authorized to drive over it.
 - *Response: Acknowledged. The meter pit location has been updated.*
12. Is this a dump station? Please label to confirm what the service lines are serving for this location.
 - *Response: Yes. An additional keynote has been added for clarity.*
13. Label slope of trail. Should be less than 5% longitudinal grade. Cross slope should not exceed 2%.
 - *Response: Acknowledged. The slope of the trail has been labeled.*
14. Add the B&D and curve data for the plat boundary (typ.).
 - *Response: The B&D and curve data has been added for the plat boundary.*
15. License Agreement needed
 - *Response: Acknowledged.*
16. Continue to coordinate with the Authority. Plan should include construction of the connection within the MUE to the regional trail.
 - *Response: Acknowledged.*
17. Max 4% slope across a fire lane, typical.
 - *Response: Acknowledged. It is generally less than 3% cross slope.*
18. Please confirm 8-inch service line is needed for this use. Typical service scenario is 4-inch service line at 2 % slope.
 - *Response: Size of line is to be coordinated with supplier of dump station.*
19. Min 1% slope for asphalt, min 2% slope for all non-paved areas including recycled asphalt, typical
 - *Response: Acknowledged. This has been provided throughout.*
20. Is grading proposed? Contours are difficult to read. Need to know how drainage will be handled so as to not cause erosion/degradation to adjacent PCC.
 - *Response: Grading is proposed. Additional contours have been added for clarity.*
21. Show/label 100-year water surface elevation, min 2% slope in pond bottom.
 - *Response: The 100-year water surface elevation has been added.*
22. Confirm irrigation meter is shown on plan set.

- *Response: The irrigation meter is not shown on plan set. Associated keynotes have been removed.*

23. New fire hydrant location. All fire hydrants on-site will require bollard protection.

- *Response: Acknowledged. Fire hydrant locations have been updated.*

24. Add the B&D and curve data for the plat boundary (typ.).

- *Response: Acknowledged. The B&D and curve data has been added.*

25. Add the B&D and curve data for the plat boundary (typ.).

- *Response: Acknowledged. The B&D and curve data has been added.*

Page 7

1. add the B&D and curve data for the plat boundary (typ.).

- *Response: Acknowledged. The B&D and curve data has been added.*

2. Show/label 100-year water surface elevation, min 2% slope in pond bottom.

- *Response: The 100-year water surfaced elevation has been shown/labeled.*

3. Water main to be located in center of easement. (typ)

- *Response: Acknowledged. The water main location has been revised.*

4. Add the B&D and curve data for the plat boundary (typ.).

- *Response: Acknowledged. The B&D and curve data has been added.*

5. License Agreement needed.

- *Response: Acknowledged.*

6. New fire hydrant location. All fire hydrants on-site will require bollard protection.

- *Response: Acknowledged. All fire hydrant locations have been updated.*

Page 8

1. Add the B&D and curve data for the plat boundary (typ.).

- *Response: Acknowledged. The B&D and curve data has been added.*

2. Label this line.

- *Response: This line was not supposed to plot on this set. This plotting error has been fixed.*

3. Add the B&D and curve data for the plat boundary (typ.).

- *Response: Acknowledged. The B&D and curve data has been added.*

4. Does the site to the west require a water main stub for service?

- *Response: The site to the west is owned by PROS and therefore does not require a water main stub for service.*

5. New fire hydrant location. All fire hydrants on-site will require bollard protection.

- *Response: Acknowledged. All fire hydrant locations have been updated.*

6. Per Section 5.04 in Aurora Water Criteria Manual, utility easement should be 16 ft for water mains and 10 ft for hydrants and laterals outside the 16 ft easement. Please confirm with site plan dimensions. (typical).
 - *Response: Acknowledged. The easements have been updated and dimensioned appropriately.*
7. Storm main extension should end at property line.
 - *Response: Acknowledged. The storm main has been revised to end at the property line.*
8. Water main extension should end at property line.
 - *Response: Acknowledged. The water main has been revised to end at the property line.*
9. Water main extension should end at property line.
 - *Response: Acknowledged. The water main has been revised to end at the property line.*
10. Add the B&D and curve data for the plat boundary (typ.).
 - *Response: Acknowledged. The B&D and curve data has been added.*

Page 9

1. Revise key map to show the existing water line extension.
 - *Response: The key map has been revised to show the existing water line extension.*

Page 10

1. Sign details package.
 - *Response: The sign details package has been included.*
2. Provide details for Gates and bollards.
 - *Response: Gate and bollard details have been provided.*
3. Site details must comply with standards provided in Urban Design Standards provided in the 2nd submission.
 - *Response: These details are to be determined to match the City of Aurora standards during the Construction Document phase. Details different than CoA standards have been provided within the set.*

Page 11

1. Both of these signs do not comply with sign standards in the UDO. Monument signs must have a full monument base. These standards must be included in the Urban Design Standards of the Master Plan and reflected here.
 - *Response: These have been fixed.*

Page 12

1. Label adjacent property parcel.
 - *Response: Acknowledged.*
2. This plat needs to be dedicated.

- *Response: Acknowledged.*
- 3. Label sidewalk and public access easement with dimensions.
 - *Response: Acknowledged.*
- 4. Add 20' Landscape Buffer label.
 - *Response: Acknowledged.*
- 5. Trail surface may be crusher fines. Contact PROS for applicable detail.
 - *Response: Acknowledged. Pavement material will be determined as part of the Construction Documentation.*
- 6. Perimeter buffer landscaping must be on the outside of all proposed fencing.
 - *Response: Acknowledged.*
- 7. Include sight triangle from site plan & review plantings within sight triangle.
 - *Response: These are shown on Sheet 3*
- 8. Label building and parking.
 - *Response: Acknowledged.*
- 9. If this is patron parking it must have landscaped terminal islands on both ends. 1 tree and 6 shrubs per island.
 - *Response: This is not patron parking.*
- 10. Show entrance door location.
 - *Response: Acknowledged.*
- 11. Consider using wood mulch for the shrub beds to break up the expansive use of rock mulch.
 - *Response: Acknowledged.*
- 12. This base map does not match the Site Plan base map (fence location, parking lot, pond access road, etc.). Please be sure to coordinate efforts so there is no delay in submittal reviews due to inconsistent base map layouts.
 - *Response: This has been updated.*
- 13. If grading occurs west of the street to the PCC property, area of disturbance should be restored using a PROS-approved seed mix.
 - *Response: Acknowledged.*
- 14. Label Detention Pond.
 - *Response: Acknowledged.*
- 15. Add proposed contours and label the 5' contours at a minimum.
 - *Response: Acknowledged.*
- 16. Add and label the 10' Street Frontage Buffer which is measured from back of walk.

■ *Response: Acknowledged.*

17. Label the 100-year water surface elevation.

■ *Response: Acknowledged.*

18. Label the 5.5' detached walk.

■ *Response: Acknowledged.*

19. Curbside Landscaping is required with a detached sidewalk. See the pre-app notes for specific plant requirements and add to the Landscape Calculations table on sheet 15.

■ *Response: Acknowledged.*

20. Add "Plains Conservation Center - City of Aurora" label to all sheets.

■ *Response: Acknowledged.*

21. Make this label darker.

■ *Response: Acknowledged.*

22. Add the 25' Landscape Buffer label.

■ *Response: Acknowledged.*

23. Separate graphics.

■ *Response: Acknowledged.*

Page 13

1. 12..

■ *Response: Acknowledged.*

2. Make this label darker.

■ *Response: Acknowledged.*

Page 14

1. Add 75' Multi-Use Easement label.

■ *Response: Acknowledged.*

2. 12

■ *Response: Acknowledged.*

3. What is the fence design? Details are not provided in the Urban Design Standards (Tab 10) or elsewhere.

■ *Response: Acknowledged.*

4. Add 10' Landscape Buffer label.

■ *Response: Acknowledged.*

Page 15

1. Add Curbside Landscaping requirement.

- *Response: Acknowledged.*
- 2. 20'/20'.
 - *Response: Acknowledged.*
- 3. Add 66 more shrubs or 7 more trees to comply with this landscape requirement.
 - *Response:*
- 4. Spell out Plains Conservation Center.
 - *Response:*
- 5. Label the berms on each landscape sheet with heights.
 - *Response:*
- 6. Seed mix shall be specified by PROS.
 - *Response:*

Page 17

- 1. Identify exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; route shall be continuous to public way and all site amenities. (Heavy dashed line shall be shown on Site, Utility and Landscaping Plans.).
 - *Response: This has been provided.*

Page 20

- 1. Include a streetlight fixture for the lights on Rome Way. The photometric analysis for Rome Way shall be submitted with the lighting plan in the civil plan submittal.
 - *Response: This has been provided.*

TRAFFIC IMPACT STUDY COMMENTS

Page 1

- 1. Update heavy vehicle % for entering/exiting trips to Rome. See comments in Synchro
 - *Response: Heavy Vehicle Percentage Updated*
- 2. NB LOS is below City standards. See comments in this section & update text accordingly.
 - *Response: NB LOS text updated.*
- 3. Clarify/update recommended turn lane length.
 - *Response: WB Left Turn Lane Length provided for 2040 horizon*
- 4. See comments throughout.
 - *Response: Please see responses throughout*

Page 24

- 1. Version?
 - *Response: Version 10, added to the text.*

2. Typo add 'd'.
 - *Response: Corrected.*
3. Include a discussion on the potential to add a left turn acceleration lane on Jewell (reference CDOT SHAC criteria for this), would not aide the LOS calculation. Maybe appropriate based on the larger % or large vehicles.
 - *Response: This has been added to the study to discuss a High T or Continuous Green T for two stage left turn movements NB.*

Page 25

1. Word missing?
 - *Response: The word "completed" has been added.*
2. Provide justification for why 150' was selected. 25' is not appropriate based on the large vehicles (RV storage), but why not deceleration length? Review CDOT SHAC for this based on speed.
 - *Response: The left turn lane length has been based on CDOT standards instead as requested.*

Page 38

1. Given this road only has RV parks this should be higher. Acceptable range is 15% to 50%.
 - *Response: Since these are the peak hours when heavy vehicles avoid traffic movements, it is believed that Rome Way would have a 15 percent HV percentage and Jewell Avenue would have a 5 percent HV percentage (typ).*

PLAT COMMENTS

Page 1

1. Add the overflight note to this plat.
 - *Response: This has been provided.*
2. The drainage easement should just be for the detention pond. An access easement is required from the drainage easement to public right of way.
 - *Response: This has been provided.*

Page 2

3. Provide a note indicating the water line utility easement extending to the north will be dedicated by a separate document.
 - *Response: This has been provided.*

PRELIMINARY DRAINAGE REPORT COMMENTS

Page 1

1. 1st Review.
 - *Response: Acknowledged.*
2. Use formal subdivision name that is on plat.
 - *Response: Has been amended.*

3. Number all pages in report sequentially including cover page and all appendices.
 - *Response: Has been updated*
4. Drainage Plan must be broken out as a separate document with its own approval block.
 - *Response: Has been provided.*
5. Preliminary Drainage Report must be approved prior to civil plans approval.
 - *Response: Acknowledged.*

Page 3

1. Must include information about emergency overflow weir - elevation, width, depth of Q100 flow going over the weir - and elevation of top of pond berm. Weir elevation must be at least 1' above V100+1/2 EURV WSEL, pond berm must be at least 1' above WSEL of Q100 going over the weir.
 - *Response: This has been included.*
2. Must include calculation of 10 year and 100-year EDB release rates using COA formulae.
 - *Response: Calculation has been provided within Appendix*

Page 5

1. Cannot distinguish between canopied and enclosed area on Drainage Map - do not see office.
 - *Response: The canopies and enclosures are treated the same in regards to stormwater (roofs over buildings). Refer to the Site Plan set for clarification if desired.*
2. Map shows release to 54" RCP and headwall - where does the flow go from there?
 - *Response: Flows through twin 24" RCP to the 54" RCP headwall. Through there is discharges north to Jewell Ave. See references from MUE stormwater report (approved within the last year) for further info.*
3. There is no Appendix F
 - *Response: Reference has been removed.*
4. Not seeing existing swale, twin 24" RCP's or MUE.
 - *Response: These are under construction and therefore is not fully reflected within the survey. We have shown what has been surveyed, and the remainder has been noted for what is intended. See construction documents for MUE trail (Appendix D) within report for further reference.*
5. What are the capacities of the existing pipes? will peak flows be increased or decreased? document capacity of downstream drainage facilities to accept flows from this site.
 - *Response: Capacities of downstream pipes are now provided within this report. Facilities can handle the peak downstream flows. Additional information located with Appendix D*
6. East to West?
 - *Response: "West to East"; has been corrected.*

Page 6

1. The term "Manual" appears to be being used for both the COA SDDTC and the MHFD USDCM - should clarify what is being referenced.
 - *Response: Reference has been removed for clarity*
2. Show these features
 - *Response: These have been added to the drainage plan*

Page 7

1. Show existing swale.
 - *Response: This is under construction and therefore not reflected within the survey. A note has been added, in accordance with the construction documentation (attached within Appendix D)*
2. Show where this extension is planned to be.
 - *Response: Extension has been changed to "improvement" for clarity.*

Page 8

1. Imperviousness and runoff coefficients for the area of impoundment must be based on the "Paved" surface type in Table 1 of the SDDTC.
 - *Response: Calculations have been amended.*
2. Show MUE, path, twin 24" FES, pipes, berm, etc. On drainage plan.
 - *Response: Flows through twin 24" RCP to the 54" RCP headwall. Through there discharges north to Jewell Ave. See references from MUE stormwater report (approved within the last year) for further info.*
3. Document capacity of existing inlets and storm sewer to accept these flows.
 - *Response: These inlets are not existing, but will be installed during the improvement of S Rome Way (as part of this project). This has been corrected within the report.*

Page 9

1. Looks like it's mostly south of the site.
 - *Response: This has been corrected*
2. Show the swale. Fess, berm om drainage plan.
 - *Response: This is under construction and therefore not reflected within the survey. A note has been added, in accordance with the construction documentation (attached within Appendix D)*
3. I don't the depth needs to be a variance, but the max depth needs to be more clearly presented on the drainage plan.
 - *Response: My understanding is that Aurora's max pond depth is 6'. If that is no longer a requirement, we can remove from the report.*
4. Variance requests should be in section a.2.c of report, but I don't think any of these 3 should be in this preliminary drainage repot - the 2nd and 3rd should be requested in the final drainage report.

- *Response: These have been moved to a.2.c. The 2nd request has been removed, and the third has been noted as the potential to be added during the Final Drainage Report.*
- 5. This will need to be examined more closely - requires hydraulics analyses that are presented in final drainage report.
 - *Response: We note that the Aurora code for manhole drops is in reference to the sewer system, and not the storm system. We simply submitted this to provide guidance due to the lack of Aurora guidance. We have removed it to resolve this comment.*
- 6. I don't understand what this statement means. I think this requires hydraulics analyses that will need to be presented in the final drainage report. Drainage plan indicates storm sewer is designed for 100-year event.
 - *Response: The storm sewer is designed for the 100-year event. However, it is unclear if the invert of pipe entering the pond can sit above the 100-year peak detention level. Thus, we are suggesting that the pipe will be above the 2-year storm event, but storms between the 2-year and 100-year event may back up into the pipe system when at peak detention if the invert of the pipes cannot be raised high enough.*

Page 10

1. What studies were done related to the drainage system that will receive flows from this site, or from the offsite area to the south? What plans were, or will be, used to construct the 24" and 54" pipes referenced in this report? Was this site included in a Master Drainage Plan? I am researching this as well - but have not found anything yet.
 - *Response: The Master Drainage Study and nearby RV Vault Storage discharge through a different pipe system under the E470, and thus do not cover this development. The only known flows under the 54" pipe come from this development area plus any flows from E470. The MUE multi-use path is currently under construction, and had an associated drainage report that sized the twin 24" pipes. We have included the relevant excerpts from this report in Appendix D.*

Page 12

1. It is my understanding that new FIRMs have just been published - use the most recent one available.
 - *Response: Updated FIRM has been included.*

Page 24

1. Use Type C soils values.
 - *Response: Has been amended to Type C for landscape areas.*
2. Use Paved I and C values for the pond area.
 - *Response: The pond area has been amended to be the same level of imperviousness as streets.*

Page 25

1. Time of concentration is supposed to be calculated using COA SDDTC procedures and equations.
 - *Response: Time of Concentrations have been updated.*

Page 26

1. Must also provide COA SDDTC V=KA volume calculations for V100 - compare to MHFD Detention spreadsheet value and use the larger of the two values.
 - *Response: This has been added.*

Page 27

1. COA SDDTC requires the WSEL's to be determined using the Prismoidal method - please verify that is what has been used to determine the above WSELs -.
 - *Response: The spreadsheet used is the MHFD workbook. It utilizes the prismoidal method to calculate the WSEL's.*
2. Include the 2nd sheet that documents what the drain times and release rates will be.
 - *Response: This has been included.*

Page 30

1. Drainage Plan must be broken out as separate document with its own approval block.
 - *Response: Noted. An approval block has been added to all Drainage Plan Sheets.*
2. Include name of owner.
 - *Response: The name of the owner has been included.*
3. Drainage plan must be full size document.
 - *Response: Noted. The Drainage Plan is a full size document.*
4. Include all items listed in section 2.34 of SDDTC.
 - *Response: All required items listed in Section 2.34 of SDDTC have been included.*
5. Include WSELs in table, also provide elevation of top of pond berm - provide maximum allowable 10 year and 100-year release rates and actual release rates as well.
 - *Response: The table has been updated as requested and can be found on the last page of the Drainage Plan.*
6. Provide vicinity map.
 - *Response: A keynote map has been provided, noting the appropriate viewports.*
7. Label existing and proposed contours.
 - *Response: Existing and proposed contours have been labeled.*
8. Also include WQCV.
 - *Response: The WQCV has been included on the last sheet of the Drainage Plan.*
9. Show property lines.
 - *Response: Property lines have been shown and labeled.*
10. Show, label and dimension all easements.
 - *Response: All easements have been labeled with dimensions.*
11. Label storm sewer as existing or proposed - also as private.

- *Response: The storm sewer has been labeled appropriately.*
- 12. Add flow direction arrows to the map.
 - *Response: Flow direction arrows have been added.*
- 13. Drainage easement must extend at least 1' beyond pond footprint - toe of embankment/spillway or top of berm.
 - *Response: The drainage easement properly extends at least 1' beyond*
- 14. Label pond as private.
 - *Response: The pond has been labeled as private.*
- 15. Distinguish enclosed vs canopied storage areas on map.
 - *Response: Enclosed vs Canopied storage areas have been clarified on map.*
- 16. Provide drain pan typical section.
 - *Response: A drain pan typical section has not been provided. The drain pans have been removed, as they are no longer necessary.*
- 17. Report says release will be to twin 24" FES's.
 - *Response: The twin 24" FES's are now shown on the plans.*
- 18. Add recycled and paved asphalt to legend.
 - *Response: The legend has been updated to include proposed landscape, pavement, and RV storage phasing for improved clarification.*
- 19. Identify drain pan and inlet locations with label(s)
 - *Response: Inlet location have been identified with labels. Drain pans no longer exist on these plans.*
- 20. Include a table with sub-basin information - ID, area, imperviousness, C2 and C100 values, Q2 Q100 - include summary row for area tributary to pond.
 - *Response: A summary table with sub-basin information has been included on the last sheet of the Drainage Map.*
- 21. Provide adjacent property owner information on plan - must establish easement for emergency release onto private property - discuss in report.
 - *Response: Adjacent property owner information has been provided on plan.*
- 22. Volume does not match table up above - can just provide volume in table.
 - *Response: The volume has been removed from label and only provided in the Detention Summary table.*
- 23. Provide pavement typical section and soil type - must comply with COA Roadway Specifications default pavement sections.

- *Response: Pavement sections are not shown on drainage plans. They have been provided within the Site Plan submission. The pavement sections comply with COA Roadway Specifications.*

24. Label pond slopes.

- *Response: The pond slopes have been labeled.*

25. Show and label pond access easement - must extend to public ROW.

- *Response: The pond access easement has been shown and labeled. This easement extends to the public ROW on S Rome Way.*

26. Scale must be 1"=30' minimum

- *Response: The scale has been updated to be 1"=40' as discussed with Rich Horstmann. There are now five (5) Drainage Plan sheets.*

27. May need to provide a blow up or a 2nd sheet for the pond itself - need to dimension the maintenance access paths - 12' minimum - and also show curve radii.

- *Response: The scale has been updated to 1"=40' for all Drainage Plan sheets. The maintenance access paths are 12' wide with proper dimensions and the curve radii have been labeled.*

28. Extend existing contours 50' beyond entire site and offsite areas -.

- *Response: The existing contours have been extended 50' beyond entire site and offsite areas.*

29. Label S Rome Way.

- *Response: S Rome Way has been labeled.*

We appreciate your review and approval of these final plans. Please contact me at 720-647-6231 or Stephen.Litsas@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Stephen Litsas, PE
Project Manager