



Property Consultants, llc

June 20, 2018

Ms. Debbie Bickmire
City of Aurora Planning Department
15151 E. Alameda Ave, 2nd Floor
Aurora, CO 80012

**RE: Chase Self Storage – 15960 E. Colfax Ave.
Minor Amendment Application Case No. 2009-6016-02**
Response to Comments - Initial Submission Review – August 14, 2017

Debbie,

Please find enclosed the revised Minor Amendment application materials for the Chase Self Storage project. Following are responses to the initial submission review comments issued on August 14, 2017.

PLANNING DEPARTMENT COMMENTS

1. Sign Compliance

1A. Please note the total square footage of the monument sign face. Monument sign face may not exceed 100 square feet as per Section 146-1609, Table 16.3 [or 104sf as denoted in the Site Plan].

The Monument Sign detail has been revised to less than 100-sf total area per face.

1B. Please note on the site plan sheets exactly what is being changed.

Revision clouds have been added

1C. The application states that one of the proposed changes is 'color change for buildings'. Please include this information in detail within the response letter to this first review letter including the buildings that will be changed. You may also upload a materials board to include the proposed color change. Please keep in mind that bright or fluorescent colors are not permitted as a primary color for building facades.

A materials color board has been submitted as well as revised elevations to denote the corresponding materials.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering

Kristin Tanabe/ (303) 739-7306/ ktanabe@auroragov.org

2A. Clearly identify what is being modified, typical

Revision clouds have been added.

2B. Why is the drainage easement being vacated? This is for the REQUIRED detention pond. Changes to on site drainage will require a drainage letter or revised drainage report.

Since the time of approval of the Site Plan and Preliminary Drainage Report for this project, the Colfax/Jasper pond was constructed north of Colfax. This site is accounted for in the pond and as such the onsite facility is no longer required. Please see attached correspondence with Craig Perl regarding this issue.

3. Real Property

Darren Akrie/ 303-739-7331 / DAKRIE@auroragov.org

3A. This easement has not been dedicated please dedicate this easement by separate document.

The utility easement is no longer needed as the water main loop is no longer required due to changes in fire protection code analysis for the project.

3B. This is a PSCo easement please label accordingly include book and page number B6035 Page 779

Labeled.

Thank you all very much for your attention to this project. If you should have any questions, please don't hesitate to call me at (303) 317-3000 or email me at aaron@aperiopc.com.

Sincerely,



Aaron Thompson
Aperio Property Consultants, LLC

Aaron Thompson

From: Perl, Craig <cperl@auroragov.org>
Sent: Thursday, November 10, 2016 8:10 AM
To: Aaron Thompson
Subject: RE: Colfax Site

Yes

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On Thu, Nov 10, 2016 at 8:00 AM -0700, "Aaron Thompson" <Aaron@aperiopc.com> wrote:

So is the short answer what we run with, that detention and water quality are no longer required onsite?

Thanks,
AT

From: Perl, Craig [mailto:cperl@auroragov.org]
Sent: Wednesday, November 09, 2016 4:58 PM
To: Aaron Thompson <Aaron@aperiopc.com>; 'Greg Kelly' <greg@kellydev.com>
Subject: RE: Colfax Site

Short answer, is that detention and water quality (EURV) are provided by the Colfax/Jasper pond.

Longer answer is that this property is tributary to the pond, and the pond was sized for detention and EURV based on an assumption of 35% imperviousness for basin S-5. Imperviousness was based on assumed future land uses, where this property was zoned B-4. The total imperviousness for the basin was weighted down by large amounts of low density residential properties.

Craig Perl, P.E., CFM
Senior Engineer
City of Aurora Public Works
303-739-7532
cperl@auroragov.org

From: Aaron Thompson [mailto:Aaron@aperiopc.com]
Sent: Wednesday, November 09, 2016 1:06 PM
To: Perl, Craig <cperl@auroragov.org>; 'Greg Kelly' <greg@kellydev.com>
Subject: RE: Colfax Site

Chase Self Storage Flg. No. 1, designated in the study under the previous subdivision as Maul Subdivision Filing No. 1.

Thanks,
Aaron

From: Perl, Craig [<mailto:cperl@auroragov.org>]
Sent: Wednesday, November 09, 2016 12:52 PM
To: Aaron Thompson <Aaron@aperiopc.com>; 'Greg Kelly' <greg@kellydev.com>
Subject: RE: Colfax Site

Can you give me an address and/or subdivision name for your site?

From: Aaron Thompson [<mailto:Aaron@aperiopc.com>]
Sent: Monday, November 07, 2016 3:58 PM
To: 'Greg Kelly' <greg@kellydev.com>; Perl, Craig <cperl@auroragov.org>
Subject: RE: Colfax Site

Craig,

For a little more background info, the regional pond improvement was done after we did this site.

Thanks,
Aaron

From: Greg Kelly [<mailto:greg@kellydev.com>]
Sent: Monday, November 07, 2016 3:55 PM
To: 'Perl, Craig' <cperl@auroragov.org>
Cc: 'Aaron Thompson' <Aaron@aperiopc.com>
Subject: Colfax Site

Craig,

To follow up my voicemail, here is the location of the site on the drainage map for the Sable Ditch Detention Pond. I've also included the full report so you don't have to look it up.

It appears to me that our site is within one of the basins S5, that flows to the pond. Therefore, we believe that on-site water quality and detention is not required since it is accounted for in the regional pond.

Do you agree?


Thanks

GREG KELLY, P. E.
KELLY DEVELOPMENT SERVICES
Due Diligence, Feasibility, Entitlements
Civil Engineering, Construction Management
303-888-6338

A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



- | | | | |
|-----|--|------|--|
| (A) | 9'x19' PARKING STALL,
TYPICAL | (S) | TRANSFORMER PAD LOCATION |
| (B) | 9'x19' HC PARKING STALL,
TYPICAL | (T) | ELECTRIC METER LOCATION (WALL MOUNTED) |
| (C) | FIRE HYDRANT | (U) | GAS METER LOCATION |
| (D) | ACCESSIBLE ROUTE  | (V) | LOADING ZONE |
| (E) | 23' SOS OPERATED AUTOMATIC
SLIDING ENTRY GATE
SEE DETAIL SHEET 9 | (W) | CARD READER/KEY PAD
W/ KNOX BOX. SEE DETAIL SHEET 7 |
| (F) | 5' SIDEWALK (PROPOSED) | (X) | 4' WROUGHT IRON GATE WALK GATE
W/ KNOX HARDWARE |
| (G) | 4' SIDEWALK (PROPOSED) | (Y) | NOT USED |
| (H) | 8' ATTACHED SIDEWALK (PROPOSED) | (Z) | L.E.D. MONUMENT SIGN, SEE DETAIL SHEET 9 |
| (I) | HC RAMP | (AA) | PROJECT DIRECTORY SIGN, SEE DETAIL SHEET 8 |
| (J) | POLE MOUNTED LIGHT | (BB) | EMERGENCY ACCESS LANE SIGN |
| (K) | GATE CONTROLLER W/ S.O.S. DETECTION SYSTEM
SYSTEM SEE DETAIL SHEET 7 | (CC) | 6' ATTACHED SIDEWALK (EXISTING) |
| (L) | TRASH ENCLOSURE, SEE DETAIL SHEET 8 | (DD) | 8' ATTACHED SIDEWALK (EXISTING) |
| (M) | STOP SIGN PER MUTCD | (EE) | KNOX BOX |
| (N) | 6' HEIGHT WROUGHT IRON FENCE | (FF) | PAINTED CROSSWALK |
| (O) | 6' HEIGHT SWINGING WROUGHT IRON GATE
WIDTH PER PLAN DIMENSION | (GG) | FDC W/ APPROVED KNOX CAPS |
| (P) | BICYCLE RACK (2 SP.) PER DETAIL SHEET 9 | | |
| (Q) | FIRE LANE SIGN, "NO PARKING"
PLACED AT 45° ANGLE TO TRAFFIC FLOW | | |
| (R) | HC PARKING SIGN PER DETAIL SHEET 9 | | |
| | | [5] | NO. OF PARKING
SPACES |



 NORTH SCALE: 1"=30'

MARCH 24, 2017
SHEET 2 OF 10

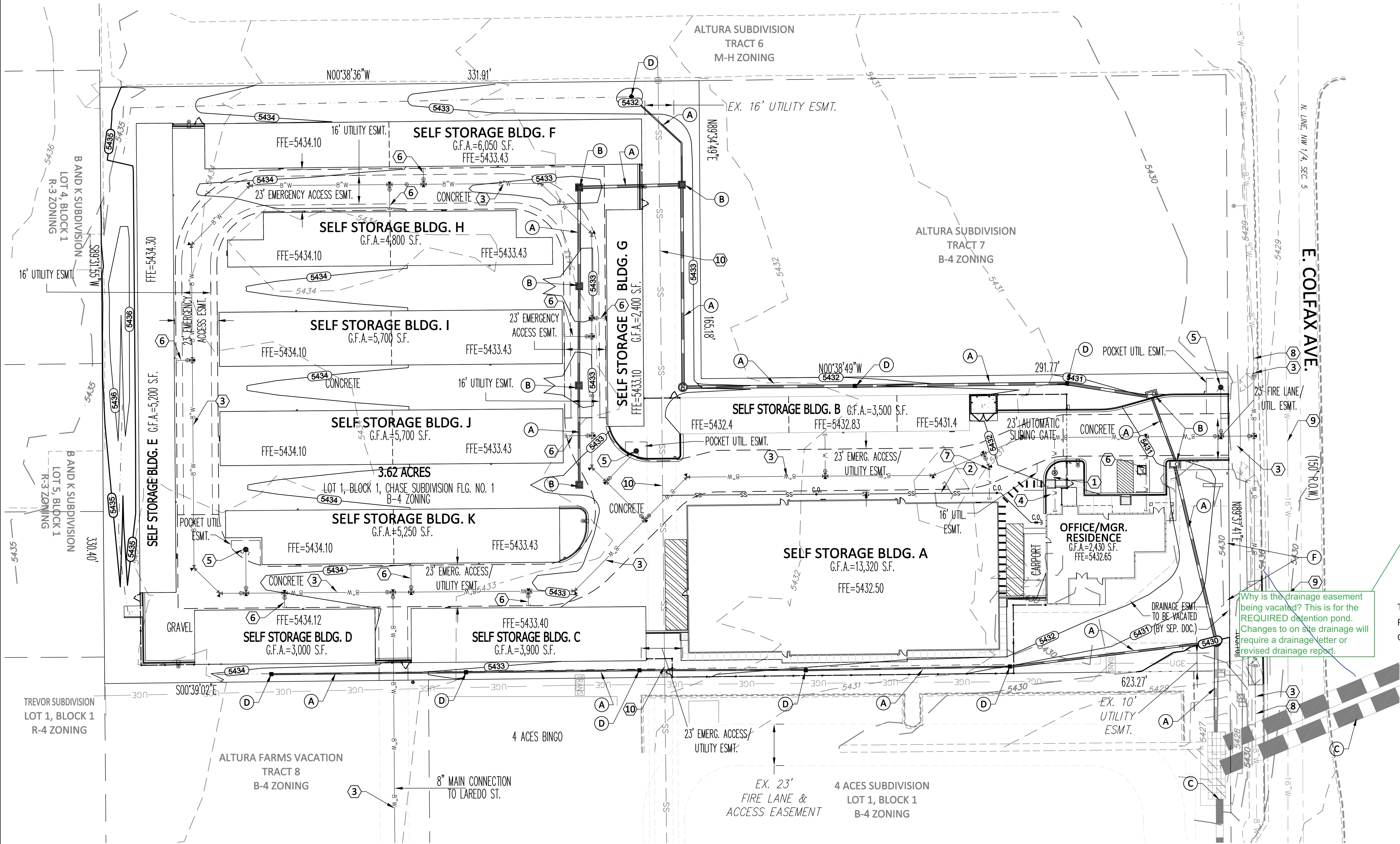
SITE PLAN

VESTED SITE PLAN FOR CHASE SELF STORAGE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

ENGINEERING PLAN LEGEND

- 1.0% DRAINAGE FLOW ARROWS
PROPOSED SWALE
EXISTING MINOR CONTOUR
5430 EXISTING MAJOR CONTOUR
34 PROPOSED MINOR CONTOUR
5430 PROPOSED MAJOR CONTOUR
W PROPOSED WATER LINE
SS PROPOSED SANITARY SEWER
PROPOSED STORM SEWER



THE COLFAX/JASPER POND WAS CONSTRUCTED AFTER THE APPROVAL OF THIS SITE PLAN, AND ACCOMMODATES THE REQUIREMENTS FOR THE SITE. SEE CORRESPONDENCE WITH CRAIG PERL.

Why is the drainage easement being vacated? This is for the REQUIRED detention pond. Changes to on site drainage will require a drainage letter or revised drainage report.

GRADING/DRAINAGE FLAG NOTES

- (A) PROPOSED STORM SEWER (PVT.)
- (B) PROPOSED STORM SEWER INLET (PVT.)
- (C) EXISTING STORM SEWER
- (D) PROPOSED LANDSCAPE AREA INLET

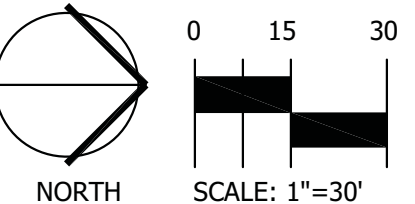
UTILITY FLAG NOTES

- (1) PROPOSED DOMESTIC WATER METER
- (2) PROPOSED SANITARY SEWER SERVICE (PVT.)
- (3) PROPOSED 8" WATER MAIN
- (4) PROPOSED DOMESTIC WATER SERVICE (PVT.)
- (5) PROPOSED FIRE HYDRANT
- (6) PROPOSED 4" D.I.P. FIRE LINE LATERAL (PVT.)
- (7) PROPOSED 6" D.I.P. FIRE LINE LATERAL (PVT.)
- (8) EXISTING WATER MAIN (8" C.O.A.)
- (9) EXISTING WATER MAIN (16" C.O.A.)
- (10) EXISTING SANITARY SEWER MAIN (8" C.O.A.)

BENCHMARK

ID 4S6605NE001, 3" BRASS CAP (STAMPED C.O.A. BM, 10-30, G-045, 1981) ATOP A 30" LONG STL PIPE IN CONC. AT THE S.E. CORNER OF LAREDO ST. & 29 FT. M/S S. OF S. FLOWLINE OF E. BD. COLFAX AVE., AND APPROX. 1' E. OF BACK WALK E. SIDE LAREDO. ELEVATION=5431.81' (NAVD 1988)

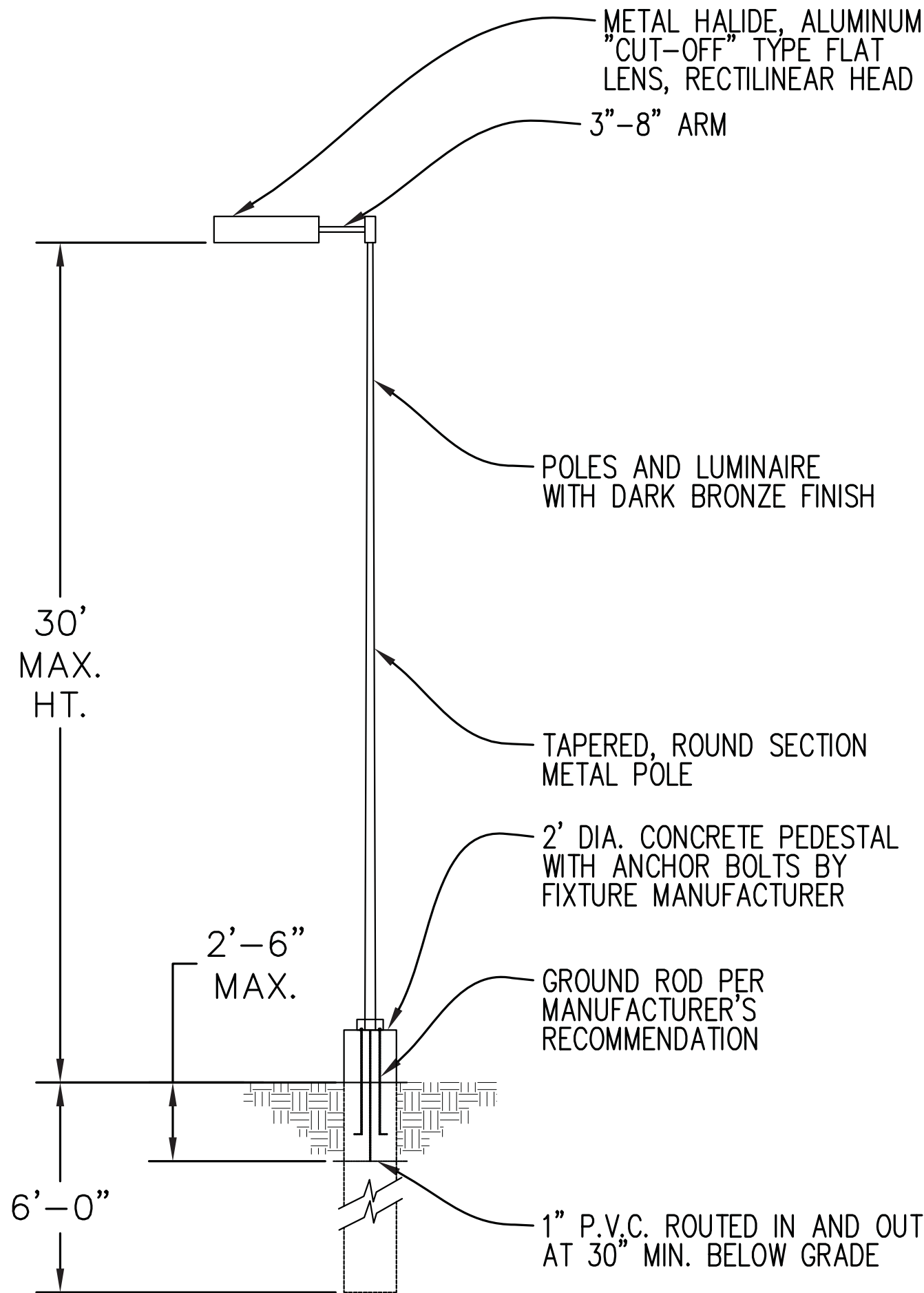
Aperio
Property Consultants, llc
18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000
FAX 303.479.7706



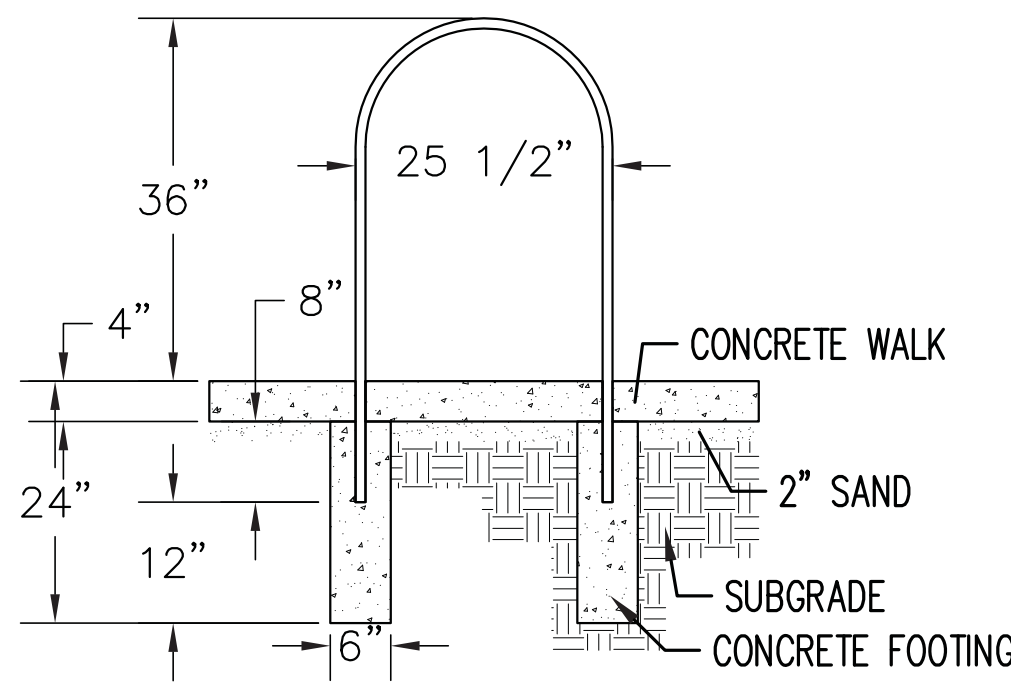
MARCH 24, 2017
SHEET 5 OF 10
PRELIMINARY ENGINEERING PLAN

VESTED SITE PLAN FOR CHASE SELF STORAGE

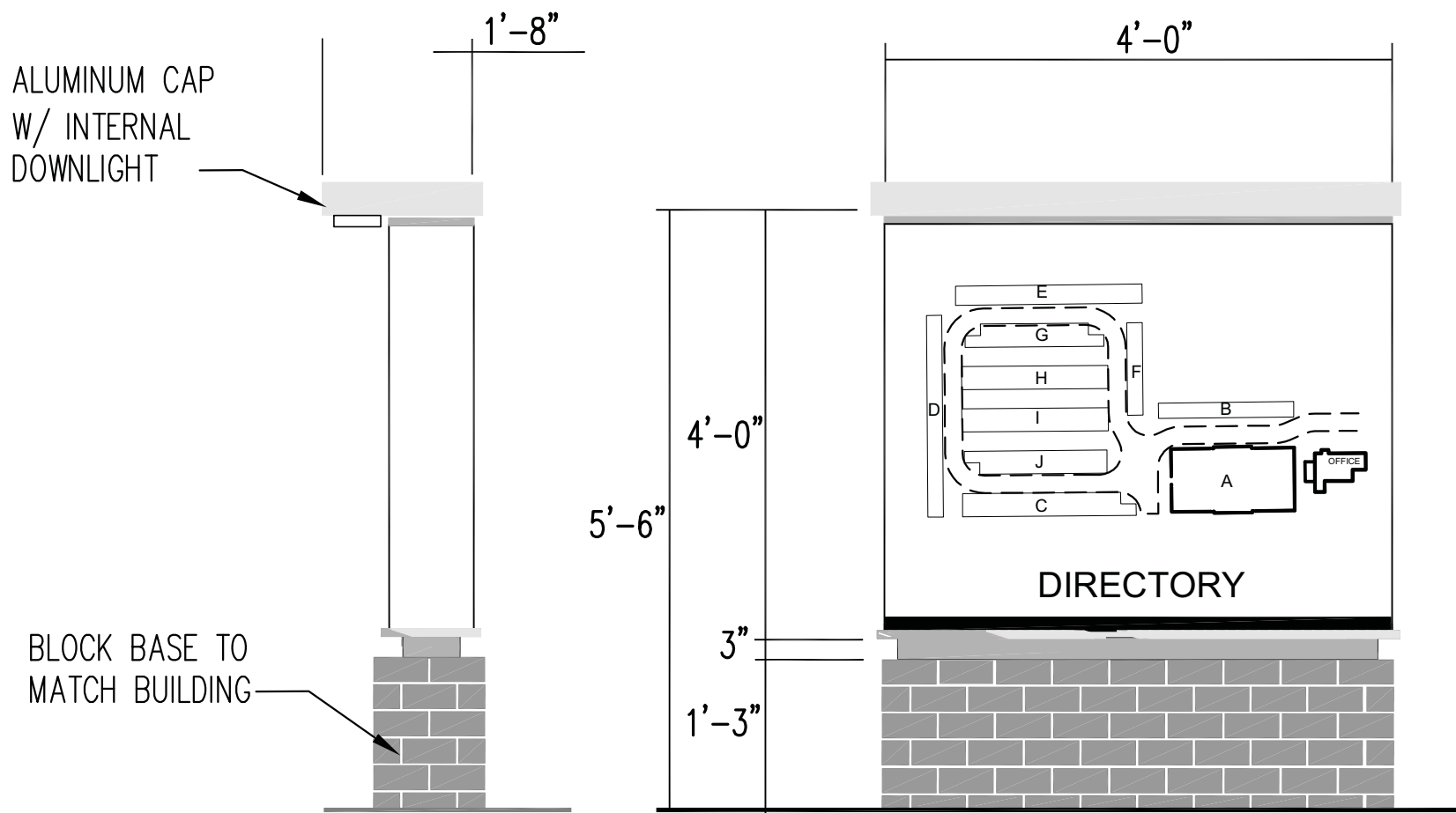
A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



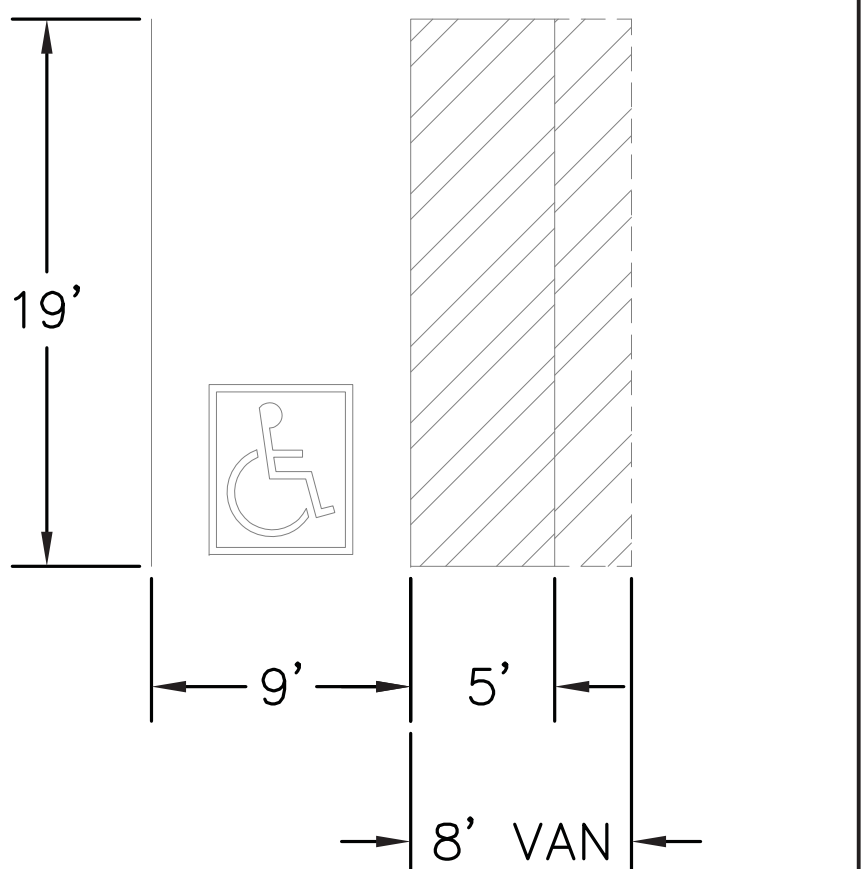
POLE-MOUNTED LIGHT DETAIL
NOT TO SCALE



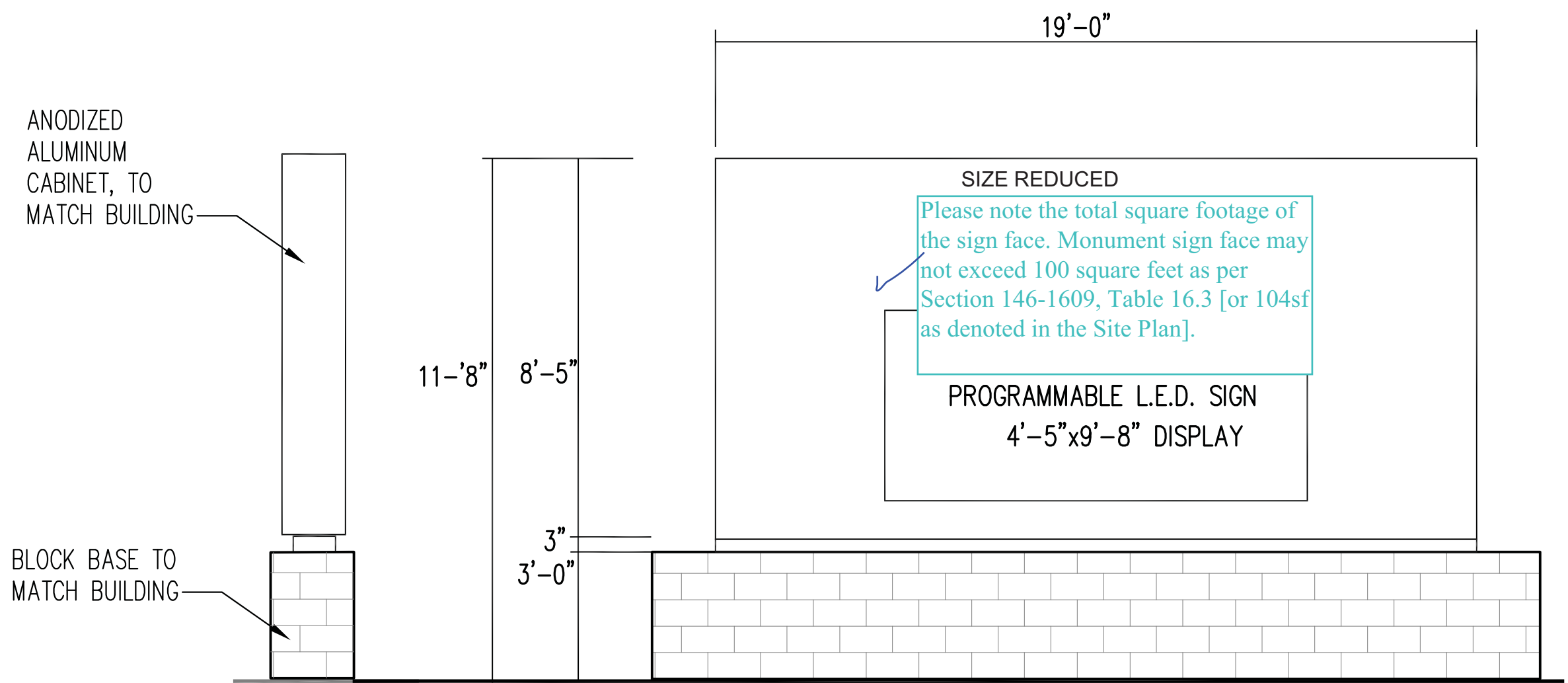
BIKE RACK DETAIL
N.T.S.



PROJECT DIRECTORY DETAILS
N.T.S.



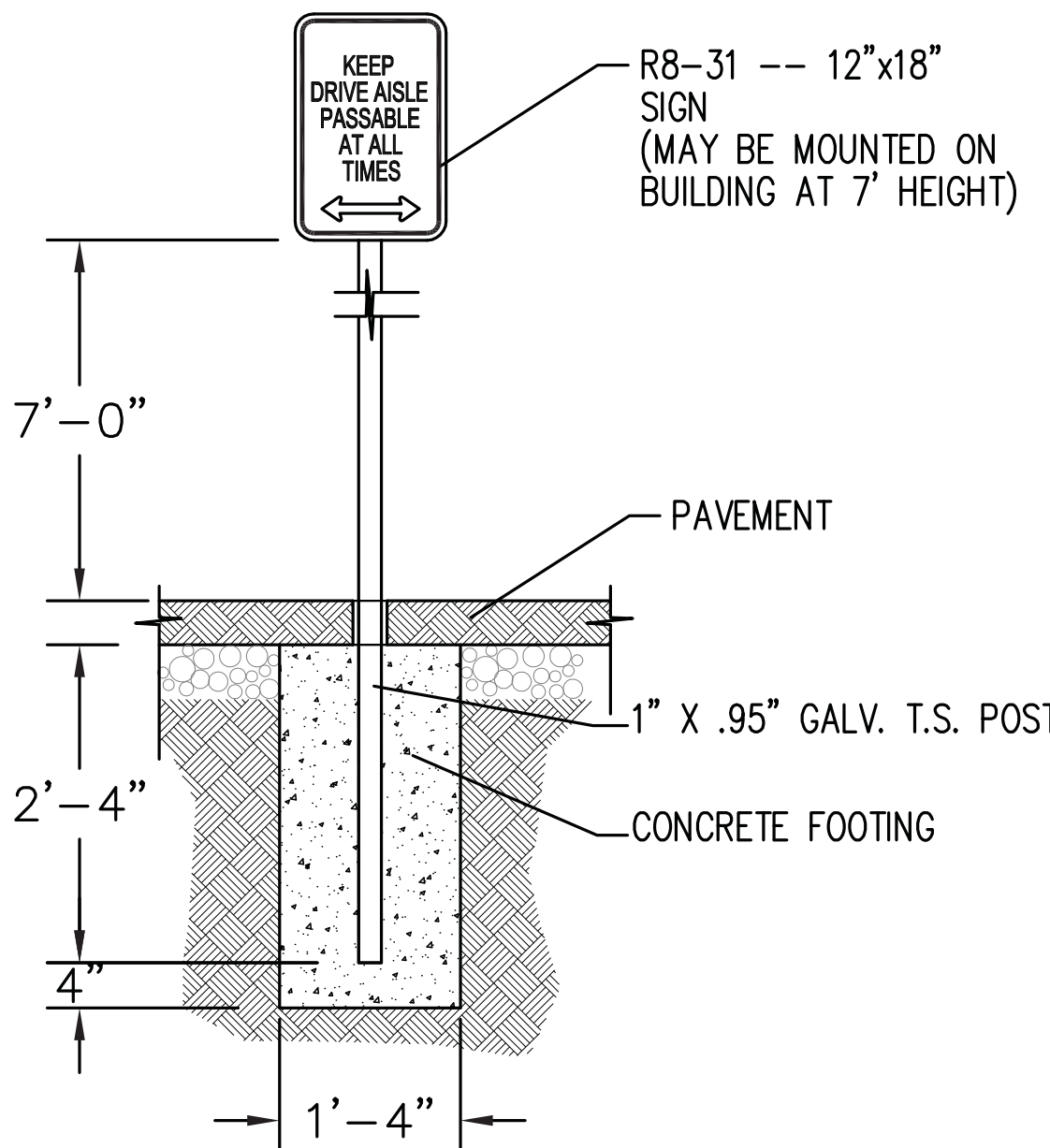
ACCESSIBLE PARKING SPACE DETAIL
NOT TO SCALE



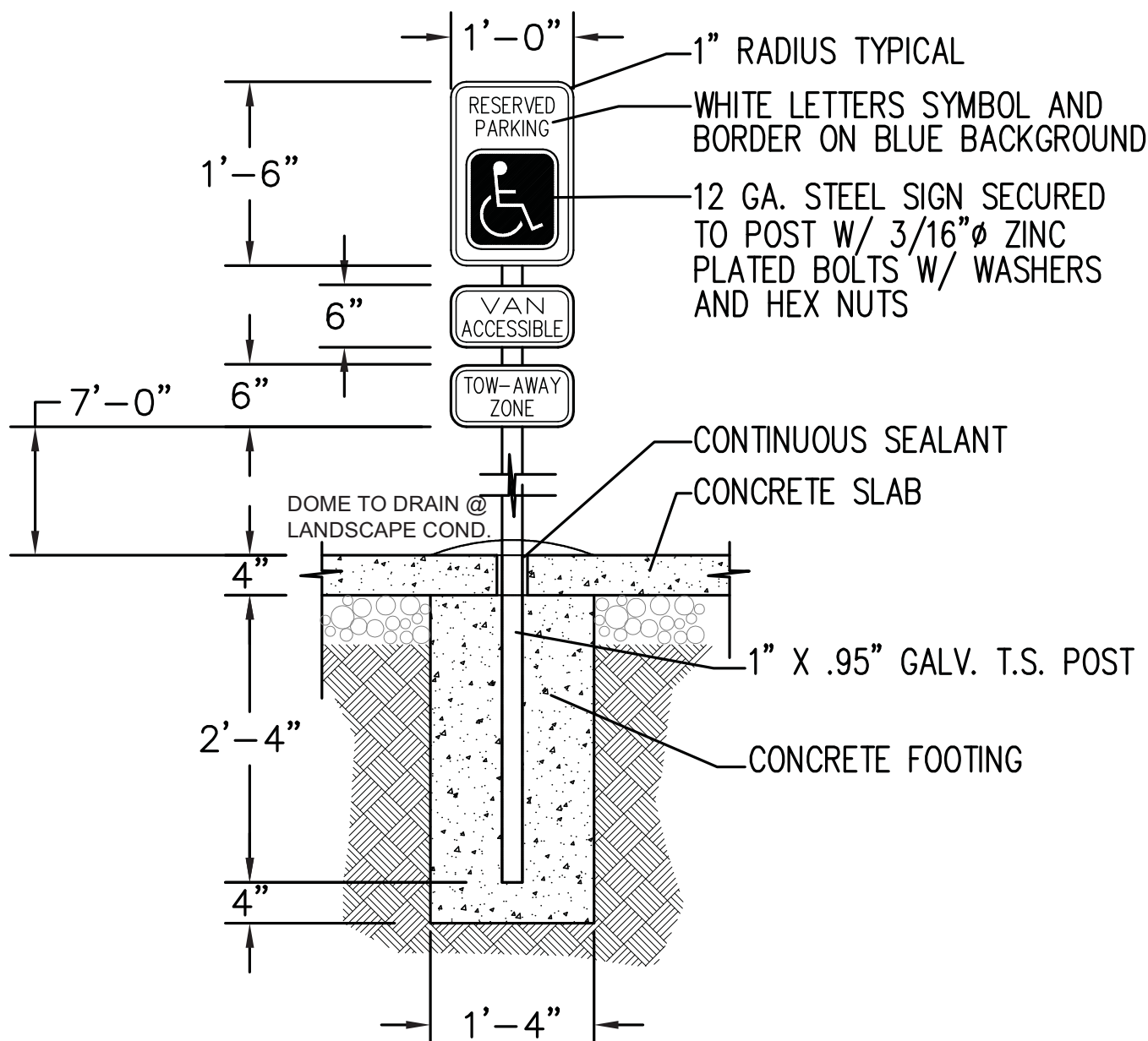
LED SIGN DATA
SIGN ADVERTISEMENT/MESSAGE SHALL BE RELATIVE TO APPROVED USE
ONLY AND SHALL NOT CHANGE IN LESS THAN ONE 30-MIN PERIOD

LED NITS RATING SHALL NOT EXCEED:
DAYTIME - 3,150 (RED) / 4,690 (AMBER)
NIGHTTIME - 1,125 (RED) / 1,675 (AMBER)
OR 0.3 FOOT CANDLES ABOVE AMBIENT LIGHT AT 63' FROM SIGN

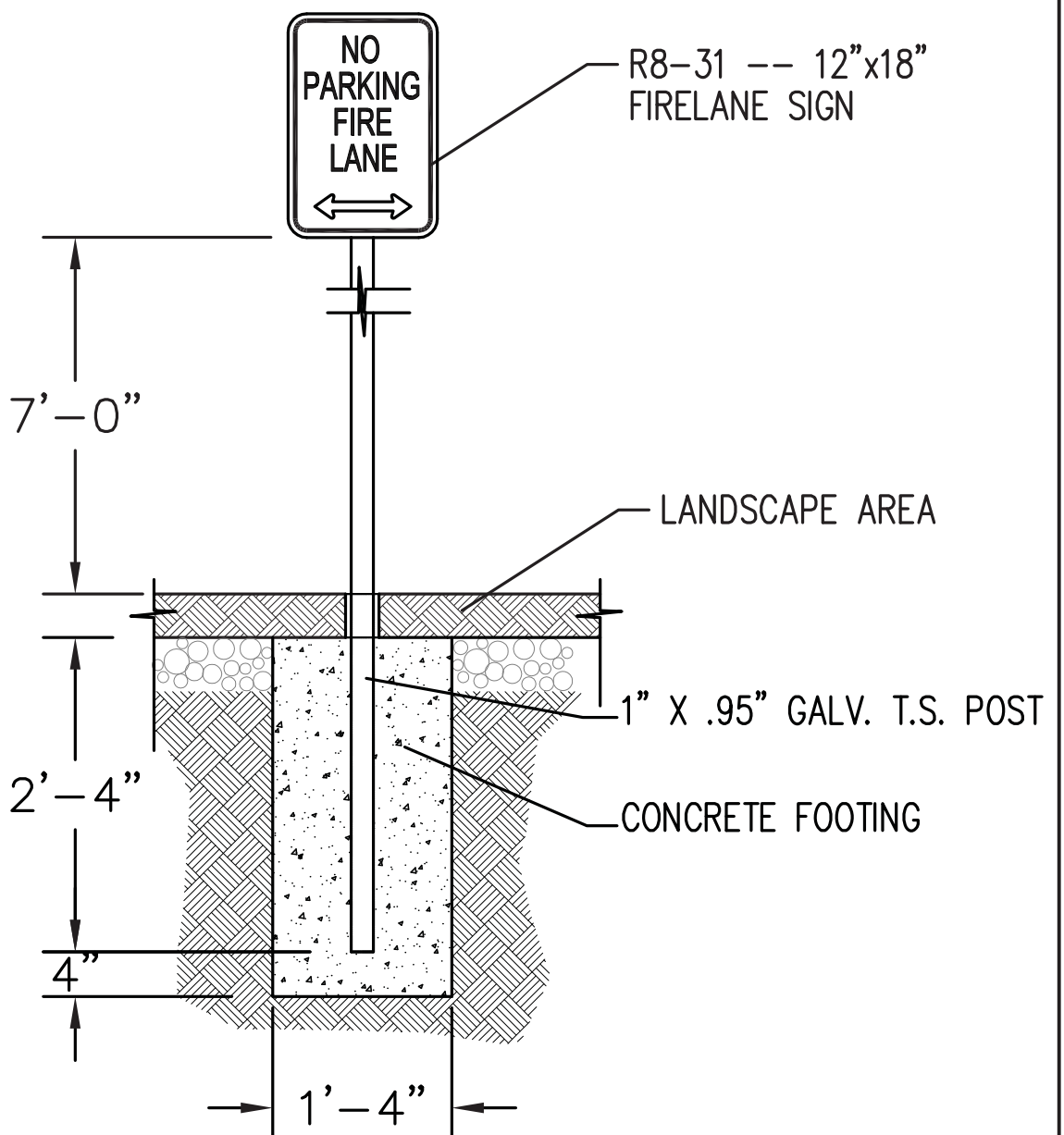
SITE MONUMENT SIGN
N.T.S.



EMERGENCY ACCESS LANE SIGN DETAIL
N.T.S.



ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



FIRE LANE SIGN DETAIL
N.T.S.