



Planning Division
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September 19, 2017

Mr. Zell Cantrell
Galloway & Company, Inc.
5300 DTC Parkway, Suite 100
Greenwood Village, CO 80111

Re: Initial Submission Review: Public Storage Site Plan (formerly Turnmar Storage) – Minor Amendment
Case Number: 1984-6032-04

Dear Mr. Cantrell:

Thank you for your initial submission, which we started to process on August 31, 2017. We reviewed your submittal and our comments are attached along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Wednesday, September 27, 2017.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Planner I
City of Aurora Planning Department

cc: Margee Cannon, Neighborhood Liaison
Gary Sandel, ODA
Filed: K:\Dept\Planning and Dev Serv\ZDR\MA\2017 MAs\1984-6032-04 Public Storage Site Plan\Rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Landscape Buffers
- Parking Requirements (Planning)
- Fire Equipment Access (Life/Safety and Traffic)
- Tree Mitigation (Forestry)
- Easement Vacations (Real Property)
- Address all redline comments on the Site Plan from all City departments regarding items such as site data, notes, landscape, retaining walls and tree mitigation.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Please add building numbers to each of the existing and proposed buildings. This will make them easier to reference.
- 1B. Add Total Building Coverage to the Site Data table.
- 1C. Show and label the existing sidewalk on Abilene Street.
- 1D. Clarify type(s) and height(s) of existing fences.
- 1E. Move the Site Plan forward, to be the second sheet in the plan set.
- 1F. Make the building outlines darker and more distinct.
- 1G. Although there is a separate easement sheet, existing and proposed easements should be shown on the Site Plan and Landscape Plan.
- 1H. What is the status of the easement vacation? That process should be initiated with Real Property.
- 1I. Please remove the boxes around the details on Sheet 5.
- 1J. Clarify what material is used to screen with the fencing. Clarify the locations this will be utilized.
- 1K. Delete the boxes around the details on Sheet 5. Try to increase the size of the details.
- 1L. Sheet 6 needs to be more readable. Please revise.

2. Parking and Loading Issues

- 2A. Parking is required for the existing single story drive-up storage units. Parking and loading are prohibited in fire lane easements, and based on the parking count in the Turnmar Storage Site Plan, additional spaces had been provided to accommodate all the storage units. The parking requirement (per Code [Section 146-1504](#), Table 15.1) for mini-storage is one space for each 1.5 employees, plus three spaces conveniently located at the registration area, and one additional loading space per 100 storage spaces. Please revise the parking provisions to include parking for the existing units.
- 2B. Show the calculations for the parking requirements in the Site Data Table.

3. Architectural and Urban Design Issues

- 3A. Provide elevations and label materials for the new walls proposed on one the story units that are being reduced in size.
- 3B. What is the “exposed foundation?” It isn’t shown on the elevations and appears to have considerable width. Please clarify.
- 3C. Revise the luminaire schedule to remove the poles. Clarify the pole height references, 20 feet vs. 20.5 feet.

4. Landscaping Issues (Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in bright teal)

- 4A. The maximum permitted height for retaining walls is 4 feet ([Section 146-1432](#)). The detail on Sheet 5 labels the height of the retaining wall at 4.5 feet. The top and bottom of wall elevations on the grading plan



show wall heights at 4 feet. Please clarify.

4B. Provide a non-street perimeter buffer along south property line ([Section 146-1423](#)) for the length of the site within the limits of disturbance. Buffer requirements and incentives can be found in Table 14.6.

4C. The street landscape buffer requirement is 25 feet. Revise line and label on the landscape plan. Although the buffer crosses the detention area, we will consider the buffer requirement has been met if the landscape meets the required number of plants.

4D. The street landscape buffer should span the entire width of the site. Please add landscape in the southwest site corner.

4E. Please add additional trees in the southeast corner to bring the landscape in that area closer to compliance with the Turnmar Storage Site Plan and to enhance the buffer to the adjacent to the residential property.

4F. Clarify the quantity of cool season grasses. How much is existing? Revise the total in the data table accordingly.

4G. Add the landscape requirements to the buffer table.

4H. Delete all construction related notes. See Landscape Manual for required notes.

4I. Add details for the steel edging and the pedestrian guardrail.

4J. List the surface materials being used and add the height of the pole lights in the notes on Sheet 10.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Site Plan

5A. Sheet 3, Site Plan

- Dimension the existing sidewalk.
- Show and label the drainage easement for the detention pond.
- Identify the pavement material(s)

5B. Sheet 5, Site Details

- Retaining walls greater than 48" tall require structural calculations.

5C. Sheet 7, Grading Plan

- The maximum slope to down to the public way is 4%.
- The minimum slope away from the building is 5% for 10' in landscape areas, and a minimum 2% for impervious surfaces. Please review and revise as needed.
- The minimum slope for pavement is 1% for asphalt and 0.5% for concrete. Please review and revise as needed.

5D. Review comments of the drainage letter are forthcoming and will be sent separately.

6. Real Property Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

6A. There are a number of easements that will have to be released based on your new site plan. Contact Maurice Brooks in Real Property at 303-739-7300 for submittal requirements. Once Maurice has received what he needs, it usually takes 4-6 weeks to complete the process. The site plan and/or plat will not be recorded until these documents are complete and ready to record.

7. Fire / Life Safety (Neil Wiegert / 303-739-7613 / nwiegert@auroragov.org / Comments in blue)

Autoturn Exhibit

7A. Sheets 2 & 3 Fire Truck Turnng Exhibits

- Per your response letter, this exhibit reflects the Bronto F-110. The Bronto F-114 is the only type of rig that would be considered for use with an Auto-Turn Exhibit. If this exhibit is resubmitted reflecting this rig, it shall also clearly show the reconfigured fire lane easements requested on the Site Plan. (NOTE: As of this review, the submitted Autoturn exhibit will not be utilized or approved.)



Site Plan

7B. Sheet 3, Site Plan

- Show the accessible route extending to the trash enclosure, and within a minimum 36" wide painted crosswalk. Note the curb ramp at the sidewalk termination.
- Although the proposed fire lane is shown in the legend, it is not shown on the plan. Please add.
- Revise fire Department Connections to "FDC w/ Approved Knox Plugs/Caps."
- Add Knox Box symbol adjacent to man-gate.
- Label the Fire Riser Room.
- Please revise the proposed sliding gate to 26' to be consistent with the 26' fire lane easement.

7C. Sheet 4, Easement Plan

- All new dedicated 26'-0" wide fire lane easements, and where new fire lane easements connect to the existing fire lane easements serving the undisturbed buildings on the east side of the site, are required to reflect a standard minimum turning radius of 26' inside and 52' outside. As of this review, the submitted Autoturn exhibit will not be utilized or approved.
- Verify the width of the existing fire lane easement at the east side of the site.

7D. Sheet 5, Site Details

- Revise Detail 1 to show width of 26' clear at both vehicular gates.

7E. Sheet 8, Utility Plan

- Revise labels as shown on redlines.

7F. Sheet 9, Landscape Plan

- Add or revise labels as shown on redlines.

7G. Sheet 11, Photometric Plan

- Show the accessible route to the trash enclosure. Verify the route meets the 1 footcandle minimum.

7H. Sheet 13, Architectural Elevations

- Add a label and symbol to show the location of the Knox Box.
- Add labels for FDC and Fire Riser Room as shown on the redlines.

8. Aurora Water (Vern Adam / 720-859-4324 / vadam@auroragov.org / Comments in red)

8A. A maintenance access is needed for the detention pond.

8B. Sheet 4, Easement Plan

- The fire hydrant and lateral must be located within a utility easement.
- Show the water meter location, size and pocket easement for the meter pit.

8C. Sheet 8, Utility Plan

- Add gate valves at new point(s) of connection for new water lines.

9. Traffic (Victor Rachael / 303-739-7309 / vrachael@auroragov.org / Comments in gold)

Autoturn Exhibit

9A. The proposed driveway is two-lane, therefore the truck must stay in one lane. Please revise.

10. Forestry (Rebecca Lamphear / rlamphea@auroragov.org / 303-739-7139 / Comments in purple)

10A. There are several trees that will be impacted by redevelopment of this site. Below is the list of those trees that will require mitigation. Due to the location and species of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting Fund.

10B. Tree protection measures will be needed for the existing trees in proximity to the storm sewer installation. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.



10C. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

10D. The caliper inches that will be lost are 56", but only 19" would be required for planting back onto the site. The mitigation value is \$2,700.00.

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

TREE #	SPECIES	DIAMETER	BASIC VALUE	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Green ash	13	\$5,299.30	\$476.94		4
2	Austrian pine	13	\$5,299.30	\$715.41		4
3	Green ash	9	\$2,534.70	\$228.12		3
4	Pinyon pine	9.5	\$2,825.29	\$444.98		3
5	Pinyon pine	11.5	\$4,144.77	\$839.32		5
Total		56	\$6,970.06	\$2,704.76		19



11. Xcel Energy



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**

Facsimile: 303. 571. 3284

donna.l.george@xcelenergy.com

September 18, 2017

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Debbie Bickmire

Re: Public Storage Site Plan, Case # 1984-6032-04

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there are conflicts** with the above captioned project. Public Service Company has existing electric *transmission* lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require PSCo approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a PSCo License Agreement to be executed with the property owner. **PSCo is requesting that, prior to any final approval of the development plan**, it is the responsibility of the property owner/developer/ contractor to contact **Mike Diehl**, Siting and Land Rights Manager at (303) 571-7260 to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

Additionally, PSCo has existing natural gas and electric *distribution* facilities within the subject property in the area of the proposed new building. The property owner/developer/contractor must complete the **application process as soon as possible** for any new gas or electric service, or modification to existing facilities including relocation and/or removal via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). 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. The property owner/developer/contractor must contact **Russ McClung**, Right-of-Way Agent at 303-671-3932 to process any quitclaim deeds that may be necessary.

All references to "Xcel" easements should be changed to "PSCo" easements. For clarification of the Company name, Xcel Energy is only the holding company or "brand" for Public Service Company of Colorado (PSCo). ALL utility facilities and related land rights including fee property, easements, permits, etc., are owned and operated by Public Service Company of Colorado, a Colorado Corporation.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado