

4.1 Form A: Site Analysis Narrative

1. General Site Character

Briefly describe the existing location and physical character of your site. What are its most important and distinguishing features?

The site is located along the East side of Rome Way, southwest of E. Jewell Avenue and E-470. The site is currently undeveloped and drains from southwest to northeast. The site is bordered by the Plains Conservation Land and Rome Way to the west, undeveloped land to the south, and the proposed Pioneer Business Park to the north. The site is in an ideal location for E-470 traffic.

2. Site Assets

Based on your site analysis, what are your site's most important physical assets and potential amenities? Consider location, relationship to existing and proposed transportation networks, scenic beauty, recreation potential, special natural resources, etc.

The most important physical asset to the site is its proximity to E-470. The surrounding area is growing with a need for storage facilities.

3. Site Restrictions

Based on your site analysis, what are the physical restrictions and site characteristics that may pose a challenge to development? Consider location, nature of surrounding conditions, environmental pollution, airport noise contours, lack of existing infrastructure, steep slopes, etc.

The existing site slopes are the greatest restriction for the Site, however, we are able to balance the Site and create exterior berms using soil from the detention pond to allow positive drainage to the proposed detention pond.

4. Design Response to Site Assets

How does your proposed development plan take advantage of all the site assets identified by your analysis?

The proposed development utilizes Rome Way to provide access from Jewell Avenue. Rome Way provides direct access to the site making it easily accessible from E-470.

5. Design Response to Site Challenges

How does your development plan deal with the site's development constraints as identified above? Have you considered alternate strategies to deal with these problems? If so, why did you select the particular approach shown on your development plan?

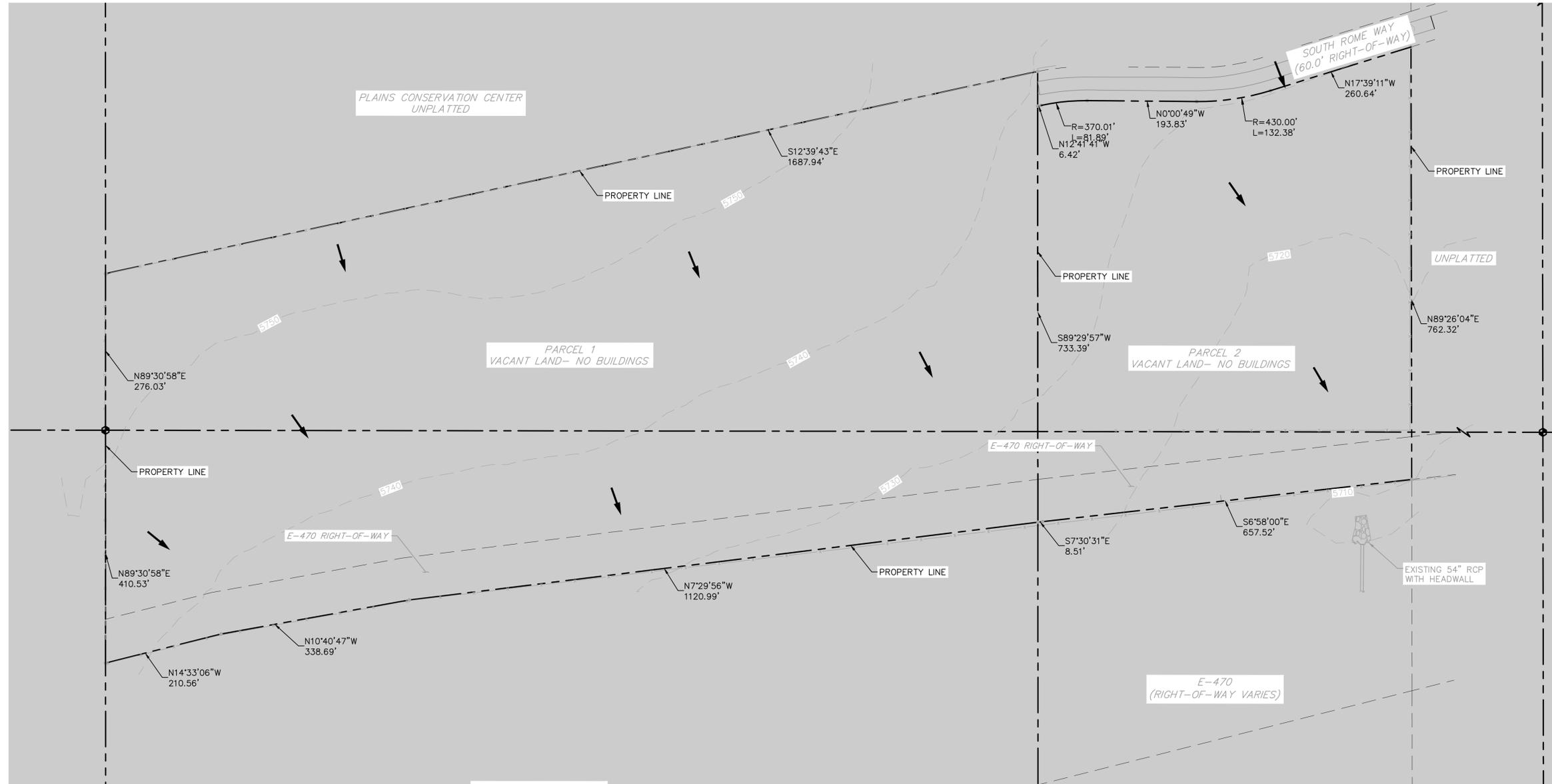
The development will utilize soil from other parts of the site to capture, store and detain onsite flows.

6. Development Impacts on Existing Site Conditions

What are the impacts of your project on the existing character of the site and its immediate surroundings? What improvements will your development make? How have any impacts been mitigated? Consider impacts on environmental quality, aesthetic appearance, existing open space and natural features, physical infrastructure, etc.

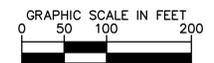
The site will not greatly impact the character of the site and immediate surroundings. The landscape buffer and proposed cedar wall around the perimeter of the site will minimize negative aesthetic appearance from E-470 and surrounding areas. Water quality and detention will be provided to negate negative impacts from RV storage.

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GENERAL NOTES

1. PROPERTY IS ZONED 470 R&D
2. PROPOSED USES AS SHOWN
3. NO PROPOSED NEIGHBORHOOD ACTIVITY CENTER
4. NO PROPOSED PARK
5. SHADED AREA INDICATES ACCIDENT POTENTIAL ZONE 1. THIS AREA IS SUBJECT TO ALL OF THE REQUIREMENTS AND LIMITATIONS AS SPECIFIED IN SECTION 146-807: ACCIDENT POTENTIAL ZONES I AND II, BUILDING AND ZONING CODE OF THE CITY OF AURORA, COLORADO MAY 16, 2005 OR LATEST VERSION.
6. THIS PROPERTY DOES NOT HAVE:
 - 100-YEAR FLOODPLAIN
 - STREAMS, LAKES, PONDS, OR WETLANDS
 - ENVIRONMENTAL HAZARDS
 - HISTORICAL OR ARCHAEOLOGICAL SITES
 - EXISTING TREES OR SHRUBS
 - GEOLOGICAL HAZARDS
7. PROPERTY IS WITHIN 1/4 MILE OF AN ACTIVE BALD EAGLE NEST ALONG THE STREAM CORRIDOR WITHIN THE PLAINS CONSERVATION CENTER.



NO.	REVISION	BY	DATE	APPR
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Kimley»Horn

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 DATE: 10/27/2017

470 STORAGE
AURORA, COLORADO
FRAMEWORK DEVELOPMENT PLAN
EXISTING CONDITIONS MAP

PROJECT NO.
 096331011