

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



October 26, 2021

Dan Garneau  
Kum & Go  
1459 Grand Avenue  
Des Moines, IA 50309

**Re: Initial Submission Review –** Kum & Go C-Store and Fueling - Zoning Map Amendment, Two Conditional Uses, Site Plan and Replat  
**Case Number (s):** 2021-2007-00; 2021-6044-00; 2021-6044-01; 2021-6044-02; 2021-3058-00  
**Development Application** DA-2278-00

Dear Mr. Garneau:

Thank you for your initial submission, which we started to process on October 4, 2021. We have reviewed it and attached our comments along with this cover letter.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 19, 2021.

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 also specifically list them in your letter.

If you have any comments or concerns, please don't hesitate to send an email or give me a call. I may be reached at 303-739-7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org). Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

Rachid Rabbaa, Planner I  
City of Aurora Planning Department

cc: Michael Drago - Entitlement And Engineering Solutions 501 S Cherry Street, Ste 300 Glendale, CO 80246  
Rachid Rabbaa, Case Manager  
Scott Campbell, Neighborhood Services  
Daunte Rushton, ODA  
Filed: K:\SDA\2278-00rev1



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.
- All abutting zone districts must also be labeled on the Site Plan.
- Label the access movements on the Site Plan. The site design will have to balance the need for vehicle circulation and higher traffic volumes associated with a fueling station.
- The Key Maps on all sheets should look the same. The required street frontage buffer is 20'. It can only be reduced to 15' with a low hedge or to 10' with a low masonry wall. A street frontage buffer would not be required if the main entrance doors and building fronted Mississippi Ave. It is my understanding the main entrance and building frontage is facing Kenton Way (See Item 4)
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. Underground detention will be a variance and require approval from the City Engineer. (See Item 5)
- Access A does not meet minimum spacing requirements from the adjacent arterial (Mississippi Ave). This access is required to be restricted to right-in/right-out. Provide recommendations for a raised pork chop island and applicable signage. (See Item 6)
- Add the minimum Canopy Height to data block. The height measurements shall be bottom of the canopy structure. Show the accessible route to the accessible parking by heavy dashed line. Verify minimum 1 foot-candle of illumination along its entire length. (See Item 7)
- See the red line comments on the plat and site plan. Submit the separate documents to be use in the review of the documents. The License Agreement needs to be started for the encroachments into the easements or R.O.W. contact Grace Gray at ggray@auroragov.org to begin. Contact Andy Niquette at dedicationproperty@auroragov.org to start the offsite easement dedication. (See Item 8)
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: Parcels, Street lines, building footprints (If available) (See Item 9)
- Storm Drainage Development Fees due 2.990 acres x \$1,242.00 = \$3,713.58  
Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area. (See Item 10)
- See comment redlines from Aurora Water (See Item 11)
- Please See other comments from each department.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

- 1A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. We received one comment from the Village East Neighborhood. Please address the concerns and schedule a required neighborhood meeting.
- “The Village East Neighborhood Association (VENA) Board of Directors has reviewed this DA and is unanimously very strongly opposed. They are asking for too many conditional use approvals as well as a rezone. This is unacceptable. The MU-C district is intended to promote sustainable infill redevelopment of older commercial sites, while mitigating the impacts of redevelopment on surrounding areas. I don't think this use mitigates the impacts of redevelopment on surrounding areas since there is existing multifamily housing directly to the west and nearby on the south of the site. They are also asking for a conditional use approval for a fueling station in a MU-C district and another to be open 24 hrs. a day. They are also leaving the existing attached sidewalk (right next to the street) instead of a detached sidewalk (a 10-foot landscaping strip next the street with the sidewalk on the other side of that to provide for pedestrian safety. In briefly reviewing the applicant's response to the comments from the Pre-App Meeting and the Site Plan, they have failed to include a detached sidewalk on E. Miss. Ave. We disapprove of the trash area being so close to the sidewalk on E. Miss. Ave. They did not provide any bicycle parking spaces. We request a Neighborhood Meeting after the applicant submits their reply to the 1st Referral Comments and after they submit the 2nd. Required Site Plan. Thank you.”



- 1B. Comments were received from outside agencies. Please see the following comments and the attachment pdfs  
From Mile High Flood District and Arapahoe County Planning:  
Name: REFERRAL CONTACT  
Organization: RTD  
Address: 1560 BROADWAY, SUITE 700 DENVER, CO 80202  
Phone: 3032992439  
Email: [Engineering@rtd-denver.com](mailto:Engineering@rtd-denver.com)  
Comment: The Developer is not doing work in the right of way and the existing stop is staying therefore The RTD has no comment.

2. **Zoning and Land Use Comments** (Rachid Rabbaa / 303-739-7541 / [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org) / Comments in teal)

- 2A. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.
- 2B. All abutting zone districts must also be labeled on the Site Plan.
- 2C. Please show internal pedestrian paths.
- 2D. Label the access movements on the Site Plan. The site design will have to balance the need for vehicle circulation and higher traffic volumes associated with a fueling station.
- 2E. Please show bike parking spaces
- 2F. Correct the title blocks to read two Conditional Uses and make the Amendments box smaller.
- 2G. Explain in your Letter of Introduction how the proposed rezoning complies with the zoning criteria. Also, you need to upload a legal description for the rezoning, metes and bounds description.
- 2H. Comment response letter is incomplete. Please resubmit it complete
- 2I. Parking Summary and L Use Summary should be by or in the data block, not on the SP sheet
- 2J. Label the parking space dimensions.
- 2K. Show the accessible route from Kenton St to the building entrance.
- 2L. Label sheet no.'s to sheets 9, 10 and 11.
- 2M. Show the furniture, (benches tables etc.) on the detail sheet for the patio area.
- 2N. For the elevation sheet Please label where a main pedestrian entrance is.
- 2O. Please see comments in SP about the fueling area canopies

3. **Signage Issues**

- 3A. If any monument signs are proposed the footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on Architectural Details page. All monument signs must match the design aspects of the building and meet setback requirements. Label the setback for the monument sign(s).

4. **Landscaping Issues** (Chad Giron / 303-739-7185 / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / Comments in bright teal)

- 4A. The Key Maps on all sheets should look the same.
- 4B. Add a detail for the monument signs.
- 4C. This is a detached sidewalk. Change label to Street Frontage Landscape Buffer.
- 4D. Remove all AutoCAD SHX text comments for next submittal.
- 4E. Label all utilities that would affect the landscaping design.
- 4F. Update Key Map to show the correct area.
- 4G. The required street frontage buffer is 20'. It can only be reduced to 15' with a low hedge or to 10' with a low masonry wall. A street frontage buffer would not be required if the main entrance doors and building fronted Mississippi Ave. It is my understanding the main entrance and building frontage is facing Kenton Way
- 4H. Add NOT FOR CONSTRUCTION to all landscape sheets.
- 4I. Add fence to legend. Include reference to detail that must also be added.
- 4J. Label property line and/or add it to the legend.
- 4K. The required corner landscaping must be larger. Maximize the space by including more deciduous flowering shrubs.



- 4L. The fence cannot be within the landscape buffer. Move to the required buffer distance.
- 4M. Add a label and detail for all site amenities.
- 4N. Add a dashed line for all street frontage and non-street perimeter buffers.
- 4O. Label bus stop.
- 4P. What is happening in the area to the north? If the existing walk is to be removed and a new detached walk is being constructed, then this would be considered the Curbside Landscape area where the street trees and landscaping would be planted.
- 4Q. The trash enclosure and patio may not be within the required landscape buffer.
- 4R. Make the sidewalk hatches darker and add to legend.
- 4S. Label bollards and/or add to legend and include a detail.
- 4T. The required non-street perimeter landscape buffer to the west is 25'. It can only be reduced to 18' with a fence, or to 12' with a masonry wall. The fence (or wall) must be at the interior limits of the buffer and the required landscaping on the outside.
- 4U. The required buffer plant material must be within the buffer.
- 4V. The end of the parking lot rows requires a landscaped island with a tree and 6 shrubs minimum. All plant material within 20' of the building may count toward the building perimeter landscaping.
- 4W. A landscaped island at the end of the row highlighted would not be required if there is one added to the end of the other row below as shown.
- 4X. A tree is required at the end of this parking row highlighted on PDF. If installed within 20' of the building it may also count toward the south and west building perimeter landscape requirement.
- 4Y. Is there a gate for this fence?
- 4Z. Label flagpole and/or add to the legend and include a detail.
- 4AA. Change labels to Non-Street Perimeter Buffer.
- 4BB. Label the hatches used or add to legend.
- 4CC. Change label to Street Frontage Landscape Buffer. The buffer shall be measured from the back of walk, not property line.
- 4DD. This Curbside Landscape area cannot be only sod when the width is less than 10'. It must include at least one shrub or shrub equivalent per 40 square feet. No more than 40% of shrubs can be ornamental grasses. Shrubs shall be an average of four feet wide at maturity.
- 4EE. Add a 10'-dimension line and label as Non-Street Perimeter Buffer on the southern property line. The landscape requirements shall be 1 tree and 5 shrubs per 40 LF. 30% of trees shall be evergreen.
- 4FF. Please make the easement lines darker. Label the easements and/or add them to the legend.
- 4GG. Identify the line highlighted.
- 4HH. Add contour labels.
- 4II. Break down the required table highlighted into two separate tables:
  - Street Frontage Landscape Buffer Table
  - Non-Street Perimeter Buffer Table
- 4JJ. Both street frontage landscape buffers are 20'.
- 4KK. Is the description in the table referencing the east meant to be west?
- 4LL. Detached sidewalks with curbside landscape areas less than 10' cannot be only sod. It must include at least one shrub or shrub equivalent per 40 square feet. Add this requirement to the table and modify the landscape plan to demonstrate compliance.
- 4MM. Change table title to Curbside Landscape.
- 4NN. Street trees must be deciduous canopy trees to count toward this requirement.
- 4OO. The South and West also require building perimeter landscaping. Any landscaping within 20' of the building may be counted toward this requirement.

**5. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**5A. Sheet 1:**

- Remove AutoCAD SHX text items in the comment section. Please flatten to reduce select-ability of the items.
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- Add the following note: 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. Street light 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 street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

**5B. Sheet 2:**

- Where does the sidewalk go from here?
- Please dimension sidewalk and curbside landscaping.
- Offsite ramp is required to be updated.
- Please add the following note: Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans.
- Either label the existing sidewalk as to be removed or remove it from the site plan.
- Show proposed public streetlights.
- Label curb return radii, typical.
- Public improvements are required along Arizona Place - 5.5' detached sidewalk, street lights, updated curb ramps. Please show and call out.

**5C. Sheet 3:**

- Underground detention will be a variance and require approval from the City Engineer.
- A drainage easement is required for all detention/water quality ponds. Show/label drainage easement.
- Minimum slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas.
- Label slopes.
- Max 2% cross slope in ADA paths.
- Show direction of emergency overflow for sump inlets, typical.

**6. Traffic Engineering** (Kyle Morris / 720-585-2668 / [kdmorris@auroragov.org](mailto:kdmorris@auroragov.org) / Comments in amber)**Traffic Impact Study**

- 6A. Access A does not meet minimum spacing requirements from the adjacent arterial (Mississippi Ave). This access is required to be restricted to right-in/right-out. Provide recommendations for a raised pork chop island and applicable signage.
- 6B. See comments throughout the report.
- 6C. Rotate figure sheets 90 deg clockwise. (typ)
- 6D. Please state the exact growth rate used.
- 6E. What growth models were used? DRCOG? Please be specific.
- 6F. Access A is not sufficiently positioned. CL of Access A is <120' from start of storage. However, Access A would require restriction to right-in/right-out due to insufficient spacing from Mississippi Ave (300' min spacing from Arterials)
- 6G. Year 2040 is stated as the horizon year in the body of this report and is the correct horizon year to be used. Please revise. (typ)



### **Site Plan**

- 6H. Is this proposed diagonal striping? If so, please specify. If not, please modify hatch for clarity.
- 6I. Call out "Full-Access Access"
- 6J. Call out "Right-In/Right-Out Access"
- 6K. Provide Traffic signalization easement for existing signal. This will be a 25' chamfer of the sidewalk easement and extended to the ROW line.
- 6L. Relocate monument sign outside of traffic signalization easement.
- 6M. Has a shared access easement been obtained?
- 6N. Crosswalk striping will need to be modified. This will affect the start of storage for the northbound lanes.
- 6O. Current location of access A will require restriction to right-in/right-out as it does not meet 300' spacing from Mississippi Ave.
- 6P. A city stormwater improvement project will be replacing these ramps. Please coordinate to Aurora Water (Vern Adam, [vadam@auroragov.org](mailto:vadam@auroragov.org))

### **7. Fire / Life Safety (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)**

#### **Site Plan Comments**

#### **Sheet 1**

- 7A. Note 19 is a code requirement and not a cover sheet note. Please remove from the cover sheet.
- 7B. Add the minimum Canopy Height to data block. The height measurements shall be bottom of the canopy structure.
- 7C. Please include "IBC 2015" in the data block occupancy and construction type labels.
- 7D. Please provide actual height of the building within the data block.

#### **Sheet 2**

- 7E. Advisory note: The City of Aurora Building and Zoning Code, Section 66-33 - Fire Prevention and Protection by adding additional subsections (6) and (7) to read as follows: (6) No dispensing or delivery of flammable or combustible liquids will be permitted within 500 feet of any E, I, or R-4 occupancy. This distance shall be measured from the nearest transfer or delivery point of the fuel to the nearest portion of the building or to the nearest activity area of the use, such as a playground or recreational area. This restriction shall not apply to the normal scheduled delivery of combustible fuel into approved tanks used for heating or the operation of emergency electrical generating equipment, provided such delivery is made in accordance with approved dispensing practices with regard to public safety.
- 7F. Please provide a note that indicates compliance with COA Building and Zoning Code, Section 66-33 Fire Prevention and Protection.
- 7G. Include the heavy dashed line symbol for the accessible route.

#### **Sheet 4**

- 7H. Please identify emergency disconnect switch(es) on elevation plan. The emergency disconnect switch shall be fully visible, free of physical obstructions and interference from nearby objects.

#### **Sheet 8**

- 7I. Show the accessible route to the accessible parking by heavy dashed line. Verify minimum 1 foot-candle of illumination along its entire length.
- 7J. Please identify emergency disconnect switch(es) on elevation plan. The emergency disconnect switch shall be fully visible, free of physical obstructions and interference from nearby objects.
- 7K. Add the following note to the Photometric Site Plan: ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".





**8. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Andy Niquette/  
[aniquett@auroragov.org](mailto:aniquett@auroragov.org)/ (303) 739-7325/ Comments in magenta)

- 8A. See the red line comments on the plat and site plan. Submit the separate documents to be use in the review of the documents. The License Agreement needs to be started for the encroachments into the easements or R.O.W. contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to begin. Contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start the off site easement dedication.
- 8B. License Agreement for fence within proposed easement? Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start
- 8C. Add and label the off site 10' Utility easement
- 8D. Begin this process with Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org)
- 8E. Reception No.?
- 8F. Label curve data
- 8G. License agreement? Confirm with Engineering Dept. - if no License is needed, then ignore this comment
- 8H. Are fire lane easements required?

**Replat**

- 8I. Provide the following: Closure Report. Current monument records
- 8J. FSMC, LLP, A KANSAS LIMITED LIABILITY PARTNERSHIP AND IRENE DREISESZUN AND HELENE ABRAHAMS, INDIVIDUALS IN THEIR RESPECTIVE CAPACITY AS CO-TRUSTEES OF THE SHERMAN W. DREISESZUN MARITAL TRUST, A TRUST CREATED UNDER A SELF-DECLARATION OF TRUST MADE BY SHERMAN W. DREISESZUN, DATED FEBRUARY 29, 1988, A/K/A SELF-DECLARATION OF TRUST MADE BY SHERMAN W. DREISESZUN DATED FEBRUARY 19, 1988, A/K/A SHERMAN W. DREISESZUN REVOCABLE TRUST, AS RESTATED JUNE 3, 1994 AND AGAIN RESTATED NOVEMBER 21, 2000, AS AMENDED AND BUCKINGHAM VILLAGE LTD., A COLORADO LIMITED PARTNERSHIP, AS THEIR INTERESTS MAY APPEAR
- 8K. Provide respective street ROW record information.
- 8L. Recorded under reception number ##### in the official records of Arapahoe County Clerk and Recorder's office;
- 8M. In the official records of Arapahoe County Clerk and Recorder's office
- 8N. Extend vicinity map to cover 1/2 mile westerly
- 8O. AES Board Rule 1.6.H. Basis of Bearing Statements. 2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.
- 8P. Extend vicinity map to cover 1/2 mile southerly
- 8Q. Show & Label all publicly dedicated streets within 1/2 mile of site.
- 8R. Extend vicinity map to cover 1/2 mile easterly
- 8S. Title work date must be within 120 days.
- 8T. Additionally, certify to meet the AES Board Rule requirements below) AES Board Rule 1.6.B. Land Surveyor's Certification 2. Certification Defined. Certification shall include the following: a. Is signed and/or sealed by a professional land surveyor representing that the surveying services addressed therein have been performed by the professional land surveyor or under the professional land surveyor in responsible charge. b. Is based upon the professional land surveyor's knowledge, information and belief. c. Is in accordance with applicable standards of practice. d. Is not a guaranty or warranty, either expressed or implied.
- 8U. Dates should match?
- 8V. All owners of lots adjacent to (insert names of any arterial, collector. and continuous Type 1 local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.



- 8W. AES Board Rule 1.6.H. Basis of Bearing Statements. 2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.
- 8X. W 1/16th S14/S23? (f) A description of all monuments, both found and set, that mark the boundaries of the property and of all control monuments used in conducting the survey. If any such boundary monument or control monument marks the location of a lost or obliterated public land survey monument that was restored as a part of the survey on which the plat is based, the professional land surveyor shall briefly describe the evidence and the procedure used for such restoration. If any such boundary monument or control monument marks the location of a quarter section corner or sixteenth section corner that was established as a part of the survey, the professional land surveyor shall briefly describe the evidence and procedure used for such establishment, unless the corner location was established by the mathematical procedure as outlined in section 38-51-103.
- 8Y. T4S 15 | 16 | 22 | 23 R67W
- 8Z. T4S 1/4 14/23 R67W
- 8AA. Reception No?
- 8BB. Relate all found monuments to boundary (typical)
- 8CC. Remove leading "0"
- 8DD. Tie to 2nd section corner
- 8EE. AES Board Rule 1.6.E. Standards for Land Surveys 4. Monuments Shall Conform to Statutes. The professional land surveyor will assure that the monuments established or re-established conform both in location and physical character with the specifications called for in section 38-51-104, C.R.S. Each found monument verified in location shall be restored or rehabilitated as necessary so as to leave it readily identifiable and reasonably durable. Physical standards for Public Land Survey System monuments can be found in Board Rule 1.6(D). a. Documenting New and Existing Monuments. If a monument is set, as a result of a land survey, that represents the same corner or control corner of an existing monument, the professional land surveyor setting the new monument shall, on the resulting land survey plat, make note of the reason the professional land surveyor did not accept the existing monument.
- 8FF. Detail and show relation to ROW line
- 8GG. Curve data?
- 8HH. (M) = Measured. (R) = Record
- 8II. T4S 1/4 22 | 23 R67W

**9. Addressing (Philip Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org) / Comments in magenta)**

- 9A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: [tinyurl.com/3xe6ds46](http://tinyurl.com/3xe6ds46) or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

**10. Revenue / Diana Porter 303-739-7306 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org)**

- 10A. Storm Drainage Development Fees due 2.990 acres x \$1,242.00 = \$3,713.58

Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.





**11. Aurora Water** /Cliff Stephens/ [cstephen@auroragov.org](mailto:cstephen@auroragov.org)

- 11A. Label underground detention
- 11B. Northerly water line is 36" diameter
- 11C. Southerly water line is 16" in diameter
- 11D. Use COA detail 401 for this connection
- 11E. 2% minimum slop