

July 18, 2023

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

**RE: *Second Submission Review – Economy Rental Parking Expansion Filing No. 2
Site Plan Amendment and Plat
Application Number: DA-2113-01
Case Numbers: 2017-6049-02; 2023-3018-00***

Dear Rachid Rabbaa:

Thank you for the comments on June 26, 2023, for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Plan and Plat, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: SITE PLAN AND PLAT COMMENTS

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.
- *Response: Acknowledged, thank you.*
- 1B. Comments were received from outside referral agencies (Xcel Energy). (Please see the attached pdfs at the end of this letter).
- *Response: These responses have been added to the end of the letter.*

Landscaping Issues

(Bill Tesauro / 954-868-0636 / btesauro@auroragov.org / Comments in bright teal)

- 7A. Please label the proposed light.
- *Response: This label has been added.*
- 7B. Please confirm that there is a 10' utility easement is in the landscape buffer. As such, if in it, please label the 10' wide utility easement.
- *Response: This is confirmed and has been labeled.*
- 7C. Please move this note with the above note a describe it as the curbside landscaping.
- *Response: This has been revised.*

- 7D. Please change the proposed 10 shrubs to 12 shrubs on the chart and add these additional shrubs to chart and the landscape plans.
 - *Response: This has been revised.*

- 7E. Please add “prior to the issuance of a C.O.”
 - *Response: This has been revised.*

- 7F. Please remove the duplicate water Usage Table. Also, please correct Water Usage Table to total of 100% for all the proposed landscape areas.
 - *Response: This has been revised.*

- 7G. Please add the required irrigation note from the Standard Landscape notes in the Landscape Reference Manual.
 - *Response: This has been revised.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering

(Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 8A. The minimum radius for a 23' fire lane radius is 29'
 - *Response: The radii on the 23' wide aisle has been revised to 29'. The radii of the main entry where the width is 26'+ remain as 26' radii.*

- 8B. Please add the following note: “Proposed Street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal”.
 - *Response: This note has been added.*

- 8C. This is a new requirement that was codified as part of the adoption of the 2023 Roadway Manual. Please provide the information listed below as part of the site plan submittal. It is not required to identify the specific light fixture or pole. For Jackson Gap, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: Roadway Classification (typical section name), Adjacent Land Use Category (ie, TOD), as applicable, Number of lanes, Back to back curb width, Pedestrian Activity Level, Pavement Type: R3, for all lighting calculations.
 - *Response: This information has been added.*

PLAT

- 8D. The minimum radius for a 23' fire lane radius is 29'.
 - *Response: The radii on the 23' wide aisle has been revised to 29'. The radii of the main entry where the width is 26'+ remain as 26' radii.*

Traffic Engineering

(Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

9A. TIS comments included Aerotropolis Pkwy connector volumes for Jackson Gap Street in 2040 long-term scenario needs to be considered.
Response: A 2040 alternative analysis has been prepared that includes the associated traffic volumes from Aerotropolis Parkway if it is implemented. The intersection recommendations remain the same with or without Aerotropolis Parkway implementation.

9B. Only site plan comment is that traffic control needs to be established at southern 'common' access due to the nature of the T intersection and existing traffic movements and who will have the ROW.
■ *Response: This is understood.*

10. Fire / Life Safety

(Gail Pough/ 303-618-4077 / gpough@auroragov.org / Comments in blue)

10A. The primary gate is required to be Automatic. Please correct.
■ *Response: This has been revised.*

10B. Please show the proposed location for the card reader. Ensure the card reader is not encroaching into the fire lane easement.
■ *Response: This has been shown.*

10C. Repeat of 10B above.

10D. Repeat of 10A above.

11. Aurora Water

(Chong Woo/ 303-739-7249 / cwoo@auroragov.org / Comments in red)

11A. This Site Plan will not be approved until the Preliminary Drainage Letter has been approved.
■ *Response: This is understood.*

11B. PDR was rejected and has significant comments.
■ *Response: The PDR comment remaining were very minor and have been addressed and resubmitted (signature set) on 7/17/23.*

12. Real Property

(Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org and Andy Niquette / 303-739-7325 / aniquett@auroragov.org)

12A. Add the needed note on the plat and see the comments on the Site Plan.
■ *Response:*

12B. Add a gate in this location.

- *Response: The Client does not want nor need a gate at this location, as the site is intended to operate freely (same ownership).*

12C. Confirm with Fire/Life Safety Dept about what they want done with these gates.

- *Response: The gate labels and notes have been added as required by fire/life safety.*

12D. Label this gate? Fence?

- *Response: This label has been added.*

12E. Add the fence note from the checklist.

- *Response: This has been added to the plat.*

15. Xcel Energy

(Donna George / 303-571-3306 / Donna.L.George@xcelenergy.com)

15A. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

- *Response: This is understood.*

We appreciate your review and approval of these plans. Please contact me at +1 303-974-3626 or Mikaela.Moore@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Mikaela Moore, P.E.

Project Manager

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN PORTIONS OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON PLS 38318", WHENCE THE CALCULATED POSITION OF THE EAST QUARTER CORNER OF SAID SECTION 8, AS MONUMENTED BY A FOUND 2" ALUMINUM CAP ILLEGIBLE BEING A 5.0' WITNESS CORNER, BEARS, N 89°44'00" W, A DISTANCE OF 5310.97 FEET FORMING THE BASIS OF BEARING USED IN THIS DESCRIPTION;

THENCE N 72°31'34" E, A DISTANCE OF 2406.63 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 2018000084985, OF THE ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES:

- (1) N 45°07'25" E, A DISTANCE OF 4.57 FEET TO A POINT OF CURVATURE;
- (2) ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 45°12'56", A RADIUS OF 392.00 FEET, AN ARC LENGTH OF 309.35 AND A CHORD BEARING AND DISTANCE OF N 67°43'53" E, 301.39;
- (3) S 89°39'39" E, A DISTANCE OF 31.02 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, S 00°18'00" E, A DISTANCE OF 258.27 FEET; THENCE S 60°19'19" W, A DISTANCE OF 128.81 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JACKSON GAP WAY, RECORDED AT RECEPTION NO. 2016000087351 OF SAID ADAMS COUNTY RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

- (1) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 02°46'55", A RADIUS OF 786.82 FEET, AN ARC LENGTH OF 38.20 AND A CHORD BEARING AND DISTANCE OF N 43°29'11" W, 38.20;
- (2) N 44°52'35" W, A DISTANCE OF 249.88 FEET AND TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 66,530 SQUARE FEET OR 1.527 ACRES, MORE OR LESS;

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ECONOMY RENTAL PARKING EXPANSION AT PORTEOS SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA:

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER CERTIFICATE

OWNER: PACIFIC ENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

DATE: _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, 20__

BY _____

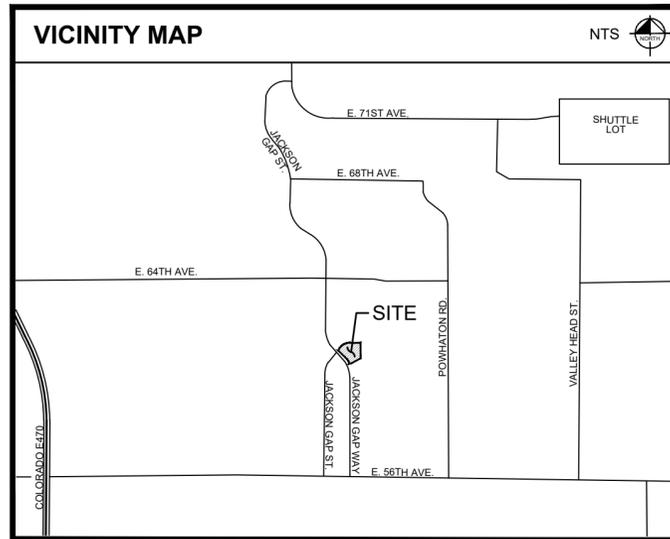
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ECONOMY RENTAL PARKING EXPANSION AT PORTEOS SUBDIVISION FILING NO. 2

SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
4. BEARINGS ARE BASED ON THE EAST - WEST CENTERLINE OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEARING N 89°44'00" W, A DISTANCE OF 5310.97 FEET, AS MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION 8 BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON T3S 65W 1/4 S7|S8 2018 PLS 38318", 1' BELOW GRADE, AND AT THE CALCULATED POSITION OF THE EAST QUARTER CORNER OF SAID SECTION 8 BY A FOUND 2" ALUMINUM CAP STAMPED "OLSSON W.C. T3S 1/4 R65W S8|S9 ??19 PLS ??567" BEING 5.0' EAST WITNESS CORNER FLUSH WITH GROUND.
5. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
7. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. FOR ALL RECORD INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES, OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT FILE NO. ABC70754865.1-2, EFFECTIVE DATE MAY 25, 2023, PREPARED BY LAND TITLE GUARANTEE COMPANY.
8. THE DEVELOPER, HIS OF 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 WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) 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.
8. AN AVIGATION EASEMENT HAS BEEN GRANTED BY SEPARATE INSTRUMENT RECORDED AT RECEPTION NO. 2013000082627 OF THE ADAMS COUNTY RECORDS.

add the fence note from the checklist →

This has been added.

No.	DATE	REVISION DESCRIPTION	Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
			N.T.S	MC	DRW	6/1/2023	196412000	1 OF 2

SHEET INDEX

SHEET 1 COVER SHEET

SHEET 2 MAP SHEET

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON AUGUST 1, 2022.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, P.L.S. 38281
FOR AND ON BEHALF OF:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET,
SUITE 1500, DENVER, COLORADO 80237

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

OWNER CERTIFICATE

OWNER: PACIFIC ENT LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

DATE: _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____, 20__

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20__ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDE TO CITY OF AURORA SPECIFICATIONS.

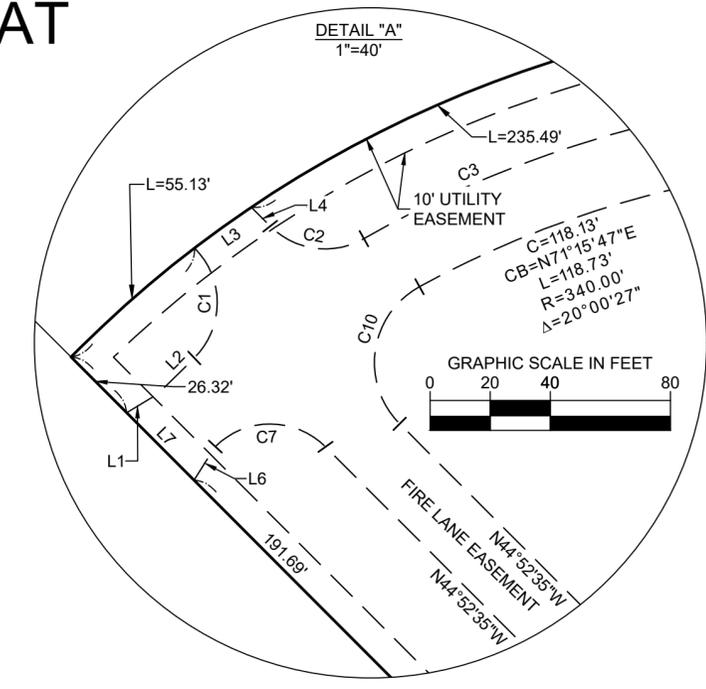
CITY ENGINEER DATE

PLANNING DIRECTOR DATE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111
PHONE: 303-228-2300
CONTACT: DARREN R. WOLTERSTORFF, PLS

ECONOMY RENTAL PARKING EXPANSION AT PORTEOS SUBDIVISION FILING NO. 2

SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

—	PROPERTY LINE
- - -	SECTION LINE
—	RIGHT-OF-WAY LINE
- - -	EXISTING EASEMENT LINE
- - -	PROPOSED EASEMENT LINE
◆	SECTION CORNER FOUND AS NOTED
○	PROPERTY CORNER FOUND AS NOTED
●	PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/2" ALUM. CAP STAMPED "PLS 38281"

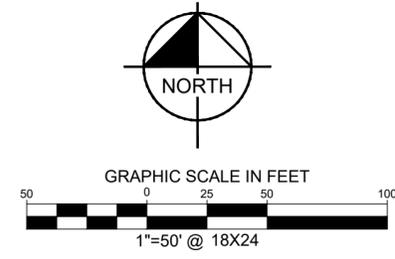
LINE TABLE

NO.	BEARING	LENGTH
L1	N58°50'17"E	12.33'
L2	N45°11'25"E	16.98'
L3	N54°12'50"E	23.30'
L4	S45°01'39"E	8.95'
L5	S60°19'19"W	8.20'
L6	S32°20'26"W	13.33'
L7	N44°52'35"W	31.87'
L8	S60°19'19"W	8.20'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°05'21"	26.00'	40.88'	N00°08'44"E	36.80'
C2	74°47'41"	26.00'	33.94'	S82°25'30"E	31.58'
C3	20°54'50"	370.57'	135.26'	N70°38'05"E	134.51'
C4	98°26'00"	52.00'	89.34'	S49°31'00"E	78.75'
C5	60°37'19"	52.00'	55.02'	S30°00'39"W	52.49'
C6	74°48'06"	52.00'	67.89'	N82°16'38"W	63.17'
C7	90°00'00"	26.00'	40.84'	N89°52'35"W	36.77'
C8	60°37'19"	29.00'	30.68'	S30°00'39"W	29.27'
C9	74°48'06"	29.00'	37.86'	N82°16'38"W	35.23'
C10	106°08'08"	29.00'	53.72'	N08°11'29"E	46.36'
C11	98°26'00"	29.00'	49.82'	S49°31'00"E	43.92'

The minimum radius for a 23' fire lane radius is 29'.
The radii in the 23' wide aisles have been revised. The radii of the 26'+ entry remains as 26'.



POINT OF COMMENCEMENT
W1/4 COR. SEC. 8
FOUND 3-1/4" ALUM. CAP STAMPED "LAMP RYNEARSON T3S R65W 1/4 S7|S8 2018 PLS 38318" 1' BELOW GRADE

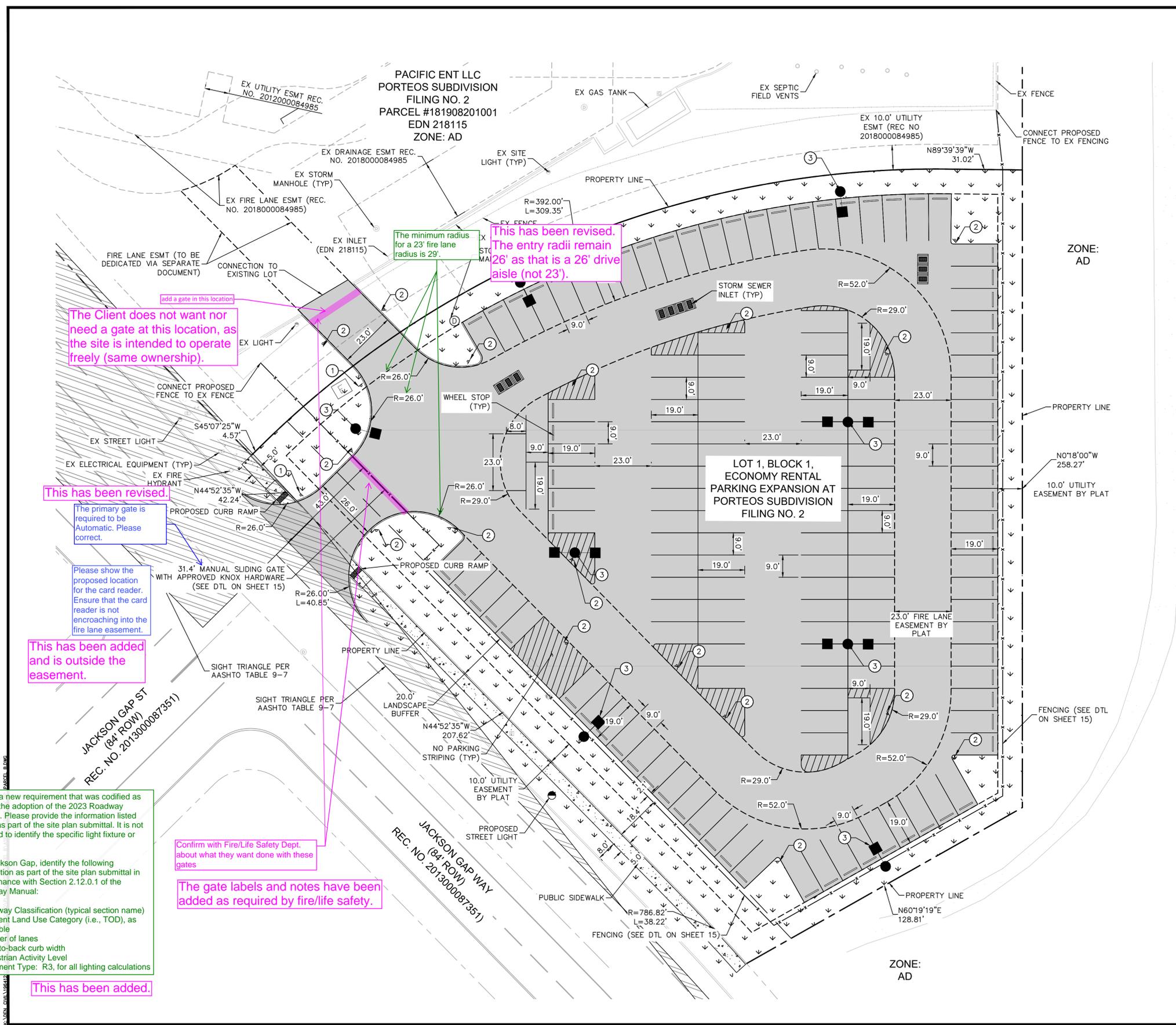
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CALCULATED POSITION PER 5.0' WITNESS CORNER TO THE EAST BEING FOUND #6 REBAR W/ 2" ALUM. CAP STAMPED "OLSSON W.C. T3S 1/4 R65W S8|S9 ??19 PLS ??567" FLUSH WITH GROUND

No.	DATE	REVISION DESCRIPTION

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111
PHONE: 303-228-2300
CONTACT: DARREN R. WOLTERSTORFF, PLS

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50	MC	DRW	6/1/2023	196412000	2 OF 2



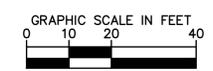
- LEGEND:**
- PROPERTY LINE
 - == PROPOSED CURB AND GUTTER
 - - - EXISTING EASEMENT
 - - - PROPOSED EASEMENT
 - X - PROPOSED FENCING
 - ⊙ EXISTING FIRE HYDRANTS
 - PROPOSED INLET
 - ⊙ PROPOSED STORM MANHOLE
 - ▨ PROPOSED NO PARKING HATCH
 - ▨ SIGHT TRIANGLES PER AASHTO TABLE 9-7
 - ▨ PROPOSED ASPHALT
 - ▨ PROPOSED LANDSCAPE

- KEYNOTES:**
- ① STOP SIGN
 - ② NO PARKING - FIRE LANE SIGN (SEE ON DTL SHEET 9)
 - ③ SIGHT LIGHT - SEE SHEET 14

- NOTES**
- THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE DEPARTMENT. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.
 - AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE CALL 303-739-7300.
 - FENCING ALONG JACKSON GAP RIGHT-OF-WAY TO BE DIFFERENTIATED FROM THE FENCING ALONG THE SIDE AND REAR PORTION OF PARCEL B. SEE SHEET 15 FOR BOTH DTLs.

Please add the following note:
 "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

This has been added.



NO.	REVISION	DATE	BY	APPR
1	CITY COMMENTS #1	MM/06/02/23	MM	JAPPR

Kimley»Horn
 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood Village, CO | (303) 228-2300

DESIGNED BY: KTS
 DRAWN BY: KTS
 CHECKED BY: MMM
 DATE: 04/19/23

ECONOMY RENTAL PARKING EXPANSION AT PORTEOS
 SITE PLAN - PARCEL B
 CITY OF AURORA
 OVERALL SITE PLAN

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 196412000
 SHEET

This is a new requirement that was codified as part of the adoption of the 2023 Roadway Manual. Please provide the information listed below as part of the site plan submittal. It is not required to identify the specific light fixture or pole.

For Jackson Gap, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

This has been added.

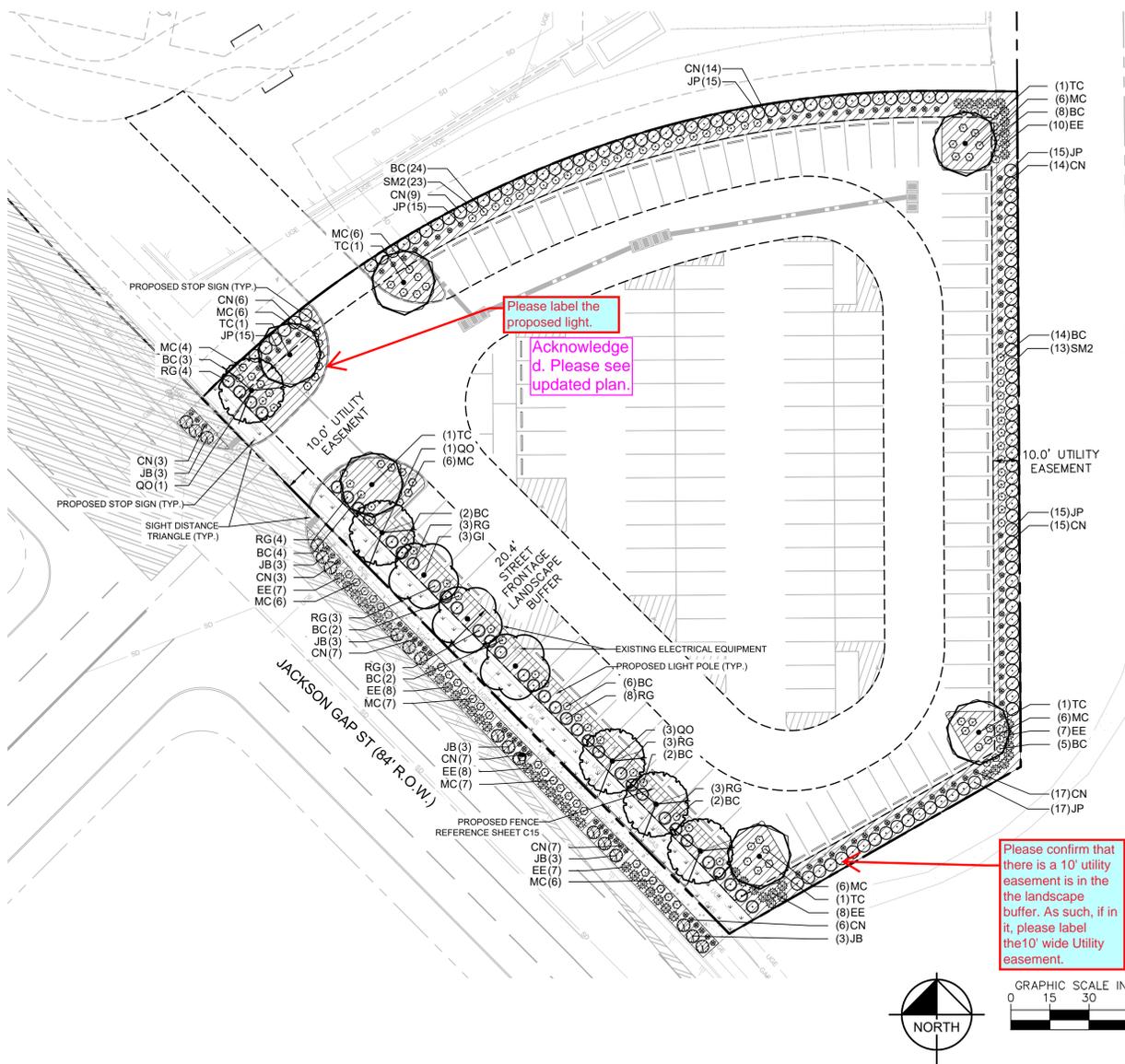
Confirm with Fire/Life Safety Dept. about what they want done with these gates

The gate labels and notes have been added as required by fire/life safety.

This has been revised.

The Client does not want nor need a gate at this location, as the site is intended to operate freely (same ownership).

The minimum radius for a 23' fire lane radius is 29'.
 This has been revised. The entry radii remain 26' as that is a 26' drive aisle (not 23').



PLANT SCHEDULE SOUTH

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	WATER USAGE
	GI	3	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	B & B	2.5" CAL MIN		1" PER WEEK
	QO	5	QUERCUS RUBRA	RED OAK	B & B	2.5" CAL MIN		1/2" PER WEEK
	TC	6	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2.5" CAL MIN		1/2" PER WEEK
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	WATER USAGE
	CN	107	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	DWARF BLUE RABBITBRUSH	5 GAL	SEE PLAN	12" FULL	1/2" PER TWO WEEKS
	RG	36	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	12" FULL	1/2" PER TWO WEEKS
	SM2	36	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL	SEE PLAN	18" FULL	1/2" PER WEEK
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	WATER USAGE
	BC	75	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	SEE PLAN	12" FULL	1" PER WEEK
	EE	55	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD' TM	WINTERCREEPER	5 GAL	SEE PLAN	15" FULL	1/2" PER WEEK
	JB	18	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	5 GAL	SEE PLAN	12" SPREAD MIN.	1/2" PER WEEK
	JP	77	JUNIPERUS X PFITZERANA 'SEA GREEN'	PFITZER JUNIPER	5 GAL	SEE PLAN	18" FULL	1/2" PER WEEK
	MC	66	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	SEE PLAN	18" FULL	1/2" PER WEEK
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	WATER USAGE
	RM	13,067 SF	1.5-3" ROCK MULCH - MOUNTAIN GRANITE	RIVER ROCK BY PIONEER SAND	-	-	-	--
	SPM	2,623 SF	SHORTGRASS PRARIE SEED MIX BUCHLOE DACTYLOIDES - 12 LBS/AC (40%) CHONDROSIUM GRACILE - 8 LBS/AC (27%) KOELERIA CRISTATA - 3 LBS/AC (10%) PASCOPYRUM SMITHII - 6 LBS/AC (20%) SPOROBOLUS CRYPTANDRUS - 1 LBS/AC (3%)	COA MIXTURE #1	SEED	-	-	1/2" PER TWO WEEKS

CONSTRUCTION BID NOTES:
 1. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
 2. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
 3. ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION. PLANS TAKE PRECEDENT OVER PLANT SCHEDULE FOR PLANT QUANTITY COUNT.

CODE TABLE

CURBSIDE LANDSCAPE - DETACHED SIDEWALK 4.7.5.C.2						
CURBSIDE LANDSCAPE WIDTH (FT)	CURBSIDE LANDSCAPE AREA (SF)	LENGTH (LF)	SHADE TREE / LF REQ.	NO. SHADE TREES REQ./PROV.	SHRUBS/AREA REQUIRED	NO. SHRUBS REQ./PROV.
8	1,869	262	1/40	7/1*	1/40	47/107
STREET FRONTAGE LANDSCAPE BUFFER - 4.7.5.D.3						
STREET NAME	BUFFER WIDTH PROVIDED (FT)	LENGTH	SHADE TREE / LF REQ.	NO. SHADE TREES REQ./PROV.	SHRUBS / LF REQ.	NO. SHURBS REQ./PROV.
JACKSON GAP	20	262	1/40	7/7	10/40	70/70
NON-STREET PERIMETER BUFFER - 4.7.5.E.2.a						
PERIMETER SIDE	LENGTH (LF)	TREES / LF REQ.	NO. TREES REQ./PROV.	SHRUBS / LF REQ.	NO. SHRUBS REQ./PROV.	
NORTH	321	1/40	8/0**	5/40	40/120**	
EAST	258	1/40	6/0**	5/40	32/92**	
SOUTH	129	1/40	3/0**	5/40	16/46**	
PARKING LOT LANDSCAPE - 4.7.5.K.3						
NO. ISLANDS PROVIDED	TREE / 9' X 19' ISLAND REQ.	NO. SHADE TREES REQ./PROV.	SHRUBS / 9' X 19' ISLAND REQ.	NO. SHRUBS REQ./PROV.		
6	1/1	6/6	6/1	36/36		

* 7 TREES IN CONFLICT WITH EXISTING UNDERGROUND UTILITY.
 † 1 TREE LOCATED IN THE STREET FRONTAGE BUFFER AND 6 TREES REPLACED BY SHRUB EQUIVALENTS OF 10 SHRUBS PER 1 TREE
 ** 4.5.7.E.2.a.iv - 17 TREES IN CONFLICT WITH UTILITY EASEMENT ARE REPLACED BY SHRUB EQUIVALENTS OF 10 SHRUBS PER 1 TREE

WATER USAGE TABLE	AREA (SF)	% OF OVERALL LANDSCAPE AREA
NON WATER CONSERVING (TURF)	0	0.00%
WATER CONSERVING (ALL OTHER LANDSCAPE)	2,623	17%
NON-IRRIGATED AREAS	50,960.5	
WATER USAGE TABLE	AREA	% OF OVERALL LANDSCAPE
NON WATER CONSERVING	0	0.00%
WATER CONSERVING	2623	16.72%
NON-IRRIGATED AREAS	50,960.5	

GENERAL LANDSCAPE NOTES

- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
- SEE CIVIL PLANS FOR ALL CONCRETE SIDEWALK, STANDARD AND HEAVY DUTY CONCRETE VEHICULAR DRIVES, AND STANDARD AND HEAVY DUTY CONCRETE PARKING LOT PAVING INFORMATION.
- SEE PHOTOMETRIC PLANS FOR ANY FREESTANDING LIGHT SPECIFICATIONS.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON CONSTRUCTION OF THE PARKING LOT.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- FOR ALL TREES REMOVED FROM THIS PROPERTY, THEY MUST BE MANAGED IN ACCORDANCE WITH THE CITY OF AURORA TREE PRESERVATION POLICY. TREES THAT ARE IN GOOD CONDITION ON SITE THAT ARE 4" OR GREATER IN CALIPER THAT WILL BE IMPACTED BY DEVELOPMENT REQUIRE TREE PRESERVATION OR MITIGATION. MITIGATION FOR TREES REMOVED FROM THE PROPERTY CAN BE ACCOMPLISHED BY TREES BEING PLANTED BACK ONTO THE SITE THROUGH THE LANDSCAPE PLAN, PAYMENT MADE INTO THE TREE PLANTING FUND, OR A COMBINATION OF THE TWO. IF TREES ARE PLANTED ON THE SITE, THE MITIGATION REQUIREMENT IS AN INCH-FOR-INCH REPLACEMENT. THIS IS IN ADDITION TO THE REGULAR LANDSCAPE REQUIREMENTS. THE USE OF TREE EQUIVALENTS ARE NOT ACCEPTABLE FOR TREE MITIGATION.
- ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ALL LANDSCAPE BEDS TO RECEIVE 3" DEPTH RIVER ROCK MULCH.
- ALL PROPOSED LANDSCAPE IS WATER CONSERVING IN ACCORDANCE WITH THE CITY OF AURORA LANDSCAPE REFERENCE MANUAL.

FIRE SAFETY LANDSCAPE NOTES

- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

NO.	REVISION	BY	DATE	APPR
3	CITY COMMENTS #3	RJC	6/02/23	MMM
2	CITY COMMENTS #2	SLP	4/20/23	SLP
1	CITY COMMENTS #1	SLP	11/02/22	SLP

Kimley»Horn
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DESIGNED BY: ECS
 DRAWN BY: ECS
 CHECKED BY: EJM
 DATE: 06/2/2023

ECONOMY RENTAL PARKING
 EXPANSION AT PORTEOS - PARCEL A
 SITE PLAN
 CITY OF AURORA
 LANDSCAPE PLAN SOUTH

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
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PROJECT NO.
196412000

SHEET

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