

June 2, 2023

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

RE: *Initial Submission Review – Economy Rental Parking Expansion - 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 May 17, 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.*

2. Completeness and Clarity of the Application

Cover Sheet

- 2A.** Add required Site Plan Notes.
- *Response: Site Plan notes are on sheet 2.*
- 2B.** Provide a Letter of Authorization from the owner.
- *Response: This was executed for the same ownership group as the Parcel A expansion to the north – the letter of authorization has been resubmitted along with Parcel B documents.*
- 2C.** Please provide an Avigation Easement.
- *Response: This already exists and a reference has been added to the plat cover sheet.*

2D. Please add fence to the Site Plan

- *Response: This is now shown and labeled, and details included on the detail sheet.*

2E. Please separate the existing Economy SP from your SP. Reviewers are commenting on the other SP. It should not be editable when uploaded in the resubmittal as an exhibit.

- *Response: All the originally approved sheets have been removed from*

3. Zoning and Subdivision Use Comments

Site Plan

3A. Please add abutting zone districts to Site Plan sheet 13.

- *Response: This has been added.*

4. Streets and Pedestrian Comments

4A. No comments.

- *Response: Acknowledged, thank you.,*

5. Urban Design Comments

5A. Please include fence material in the fence detail. Chain link fencing is not permitted.

- *Response: Both fence types (for right of way side and rear/side) have been added and referenced.*

5B. Show on-site vehicular circulation with arrows.

- *Response: All lanes are 2-way drive aisles, so the Client prefers not to add unnecessary pavement markings.*

6. Signage & Lighting Comments

6A. Lighting locations should be shown on the overall site plan sheets as well.

- *Response: These are now shown.*

6B. Please show any proposed signage in your site plan. Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signage on the plans and indicate the location of wall-mounted signs on the building elevations with a dashed line only.

- *Response: All proposed signage (fire lane and stop signs) have been shown and labeled.*

7.

Landscaping Issues

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

7A. Please replace all missing and/or dead landscaping per approved landscape plans and plant list.

- *Response: This is understood to be required during inspection of Parcel A and B construction,*

7A. Please provide the lines as a traditional property line type 1e. a long dash and two short dashes.

- *Response: This has been revised.*

7B. Please provide the water zones (water usage) on the chart for each plant species listed.

- *Response: This has been added.*

7C. Please clarify if this is a proposed concrete area, as it is not indicated on any other plans. If so, please label it and if not please provide the type of material proposed in it.

- *Response: This has been revised.*

7D. Please indicate and label the clear sight triangles per code.

- *Response: This has been added.*

7E. Please dimension and label all proposed or existing utility easements on the landscape plans.

- *Response: This has been added.*

7F. Please indicate and label all the proposed stop signs on the landscape plans and be sure to provide the required separation from the required trees.

- *Response: This has been added.*

7G. Please indicate and label the proposed light and be sure to allow acceptable separation from it.

- *Response: This has been added.*

7H. Please label and dimension all the landscape buffers on the landscape plans.

- *Response: This has been added.*

7I. Please provide the required curbside landscaping and correct the chart.

- *Response: This has been added.*

7J. Please change the 0 and * to 7 trees on the provided. NOTE: The curbside landscaping (trees and shrubs) must be provided on the plans and chart under curbside landscaping.

- *Response: This has been revised.*

7K. Please provide a water use table for the site.

- *Response: This has been added.*

7L. Please provide the type and percentages.

- *Response: This has been added.*

7M. Please label the existing electrical equipment on the landscape plans.

- *Response: This has been added.*

7N. Please clarify the type and color of the proposed mulch.

- *Response: This has been added.*

7O. Please change "attached" to "detached" in the table.

- *Response: This has been revised.*

7P. Please provide the extension of the sidewalk from the north - as well as the required curbside landscaping. Update the landscaping table accordingly.

- *Response: This has been added.*

7Q. Please provide a column for width required and width provided.

- *Response: This has been added.*

7R. Please provide the required landscaping screening from the road.

- *Response: This has been added.*

7S. Please break this down to north, south, east and west etc.

- *Response: This has been added.*

7T. Please clarify if a fence is proposed to match the the one on the existing property?

- *Response: This has been clarified and details provided.*

7U. Please provide curbside landscaping along the road, per code and concur with existing landscaping along the adjacent parcel.

- *Response: This has been added.*

7V. Please be advised that the extension of the detached sidewalk from the north is required in addition to the required curbside landscaping. As such, there will be no overlap of requirements. As such, please update the tables, notes and indicate the required sidewalk, trees and shrubs on the plans. SEE ABOVE.

- *Response: This has been added.*

7W. Please add a note. "Not for Construction".

- *Response: This has been added.*

7X. Please provide the required notes that are in the landscape manual, the note for the proposed mulch treatments and remove all others.

- *Response: This has been revised.*

7Y. Please add a note. "Not for Construction".

- *Response: This has been added.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering

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

8A. These appear to be civil plan notes. Please remove these notes from the site plan amendment unless a different department requires them. Note 17 may remain and can be moved under the City of Aurora Site Plan notes.

- *Response: Notes on page 2 have been revised.*

8B. Label the curb return radii.

- *Response: This has been added.*

8C. Curb ramps are required on both sides of the access.

- *Response: This has been added.*

8D. A detached sidewalk is required along the ROW along the frontage of the property.

- *Response: This has been added.*

8E. Public streetlights are required along the frontage of Jackson Gap if they have not already been provided. 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.

- *Response: Right of way street lighting plans will be submitted with Civil CDs. For the planning efforts, the proposed single street light in right of way has been shown on the site plan.*

PLAT

8F. The fire lane easement should be represented on the plat.

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

9.

Traffic Engineering

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

9A. Traffic Letter comments:

Trip Generation comment does not correlate to the tabulated results. Provide documentation/justification for 1.25 rate for trip generation presented. Jackson Gap ADTs don't match Northern Site TIS values which in turn didn't match Porteos PA-9c TIS values. Site Plan comments: show STOP signs for access and internal access connection from the north site. Commented on gate location needing to be 35' from flowline if added.

- *Response: Although ACE-Rent-A-Car believes it is not possible to increase the existing operations by three times when combining Parcel A and Parcel B, the trip generation has been conservatively updated in the revised Parcel A and Parcel B traffic studies to be based on the ratio of the proposed number of parking spaces compared to existing parking spaces.*

Also, the trip generation table has been reorganized to effectively display existing site trip generation, total site trip generation (existing + project), and the net trip generation (new project only).

We believe this is in reference to the volumes for the Costco Maintenance facility traffic study which is PA-9a & b as the PA-9c development area does not have a traffic study completed on the City of Aurora traffic study website. The ADT's now are consistent among the Parcel A site and Costco Maintenance traffic study. Of note, the Costco Maintenance application went in prior to the ACE-Rent-A-Car project; therefore, volumes from this project were not known or included in the Costco study. Therefore, ADT's are slightly higher along Jackson Gap Street for this project than the Costco project.

9B. STOP signs needed.

- *Response: These have been added.*

9C. If a gate is proposed, must be set back 35' min from the Jackson Gap roadway flow-line.

- *Response: The gate has been shown, labeled, and is more than 35' from ROW.*

9D. Illustrate intersection pavement markings.

- *Response: Existing pavement markings have been shown.*

10. Fire / Life Safety

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

10A. Is this going to be a fire lane easement? If so, please adjust the turning radius to 29 ft. inside and 52 ft. outside.

- *Response: Fire lane easement has been labeled and added to plat. Radii have been revised.*

10B. Label the type of gating system being installed on the site plan using one of the following examples: 30' Automatic Sliding gate with approved Siren Operated System, Knox Key Switch, and Manual Release.

- *Response: This label on the detail has been revised.*

10C. PLEASE ADD THESE GATING SYSTEM NOTES:1) 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.2) 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.

- *Response: These have been added to the site plan sheet.*

10D. Please remove duplicate Notes 4 and 5. These are already located in the City of Aurora Standard General Notes.

- *Response: This has been revised.*

10E. Please show and delineate fire lane signs within the parking lot.

- *Response: This has been added.*

10F. Are these parking stalls? If so, ensure these stalls do not encroach into the fire lane easement.

- *Response: Dimensions have been shown.*

10G. A separate building permit is required for the fence installation. A permit must be obtained by a City of Aurora license contractor.

- *Response: This is understood.*

10H. Re-label the gate system by using the following example:

30' Automatic Sliding gate with approved Siren Operated System, Knox Key Switch and Manual Release.

- *Response: This has been labeled.*

10I. Show fire lane sign locations per requirements on Sheet 13.

- *Response: This has been labeled.*

PLAT

10J. Please show the fire lane easement.

- *Response: This has been added.*

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. This Site Plan will not be approved until the Preliminary Drainage Letter has been approved.
Advisory Note: The additional storm sewer infrastructure may require modification to the existing pond and new pond certification.

- *Response: This is understood.*

11C. Provide Drainage Easement for storm sewer and inlets.

- *Response: Per coordination with the City, this is all private drainage and an easement is not required.*

11D. Add the following note: All storm sewer infrastructure shall be designed to convey the 2-year and 100-year storm events. Storm sewer infrastructure shall be Private and maintained by the Property Owner.

- *Response: This has been added.*

11E. Project will require a storm water management plan and erosion control drawings at the Civil Plan process.

- *Response: This will be provided at Civil CDs.*

11F. Storm sewer manholes shall conform to the Aurora Water standards and specifications.

- *Response: This is understood.*

11G. CDOT standards can be by reference only.

- *Response: These details have been removed.*

PLAT

11H. Provide Drainage Easement for new Storm Sewer Infrastructure.

- *Response: Per coordination with the City, this is all private drainage and an easement is not required.*

12. Real Property

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

12A. The separate documents shown on the first page of the plat need to be submitted to help in the review of the plat and site plan. Add the needed text shown thereon and replace the missing text. The Site Plan shows a Fire Lane easement that needs to be dedicated; it may be dedicated on the proposed Plat if you wish. Otherwise, the easement should be dedicated by a separate document; submit the documents to dedicationproperty@auroragov.org to start the dedication process. Just make sure the easement is designed in a configuration that is in conjunction with the standards set about by our Fire/Life Safety Department. The drive access in the NW corner is not in an easement; does it need to be in an easement? There is a fence that this drive crosses that will need to have a gate added. Add the boundary bearings,

distances, and curve data on the site plan. Label the existing and proposed subdivision information as shown.

- *Response: All of these redlines have been addressed on the site plan.*

12B. Send in the Title Commitment to confirm this info.

- *Response: This has been provided with resubmittal.*

12C. Update this within 30 calendar days of the plat recording date

- *Response: This is understood.*

12D. Contact your Case Manager to see if the Avigation Easement is to be added to the plat notes.

- *Response: An avigation easement exists and has been referenced on the cover sheet of the plat.*

12E. Add the fence note from the checklist.

- *Response: This has been added.*

12F. Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date.

- *Response: This has been provided.*

12G. Send in the closure sheet for the description.

- *Response: This has been provided.*

12H. Send in the State Monument Records for the aliquot corners used in the plat.

- *Response: This has been provided.*

12I. Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

- *Response: This has been provided with resubmittal.*

13. City Forester

(Jaquie Chomiak/ 303-739-7178/ jchomiak@auroragov.org / Comments in purple)

13A. Approved. No comments.

- *Response: Acknowledged, thank you.*

14. Revenue

(Diana Porter/ 303-739-7395/ dsporter@auroragov.org)

14A. Storm Drainage Development fees due 1.527 acres x \$1,242.00 = \$1,896.53

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.

- *Response: These have been paid.*

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

LEGAL DESCRIPTION:

PARCEL A:
ECONOMY RENTAL PARKING EXPANSION AT PORTEOS SUBDIVISION FILING NO. 1 SITUATED IN THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:
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 SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

BENCHMARK:

ELEVATIONS ARE BASED UPON A CITY OF AURORA BENCHMARK LYNNE DESCRIBED AS A STAINLESS STEEL ROD ENCASED IN A 6" PVC PIPE WITH LOGO LID, LOCATED NORTH OF EAST 68TH AVENUE, 27.7 FT NORTH OF A GAS LINE MARKER, 14.8 FT NORTHWEST OF A MANHOLE, 11.6 FT. WEST SOUTHWEST OF A VENT PIPE. (ELEVATION = 5406.21N NAVD 88)

CONTACTS

OWNER/DEVELOPER

PACIFIC ENT, LLC
2150 GLASGOW AVE.
CARDIFF, CA 92007

SURVEYOR

KIMLEY-HORN AND ASSOCIATES, INC.
DARREN R. WOLTERSTORFF, PLS
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, CO 80237
(303) 228-2300

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
EMILY WILSON, PLA
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, CO 80237
(303) 228-2300

ENGINEER/CONSULTANT

KIMLEY-HORN AND ASSOCIATES, INC.
SHANNON PETERSEN, P.E.
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, CO 80237
(720) 504-0942

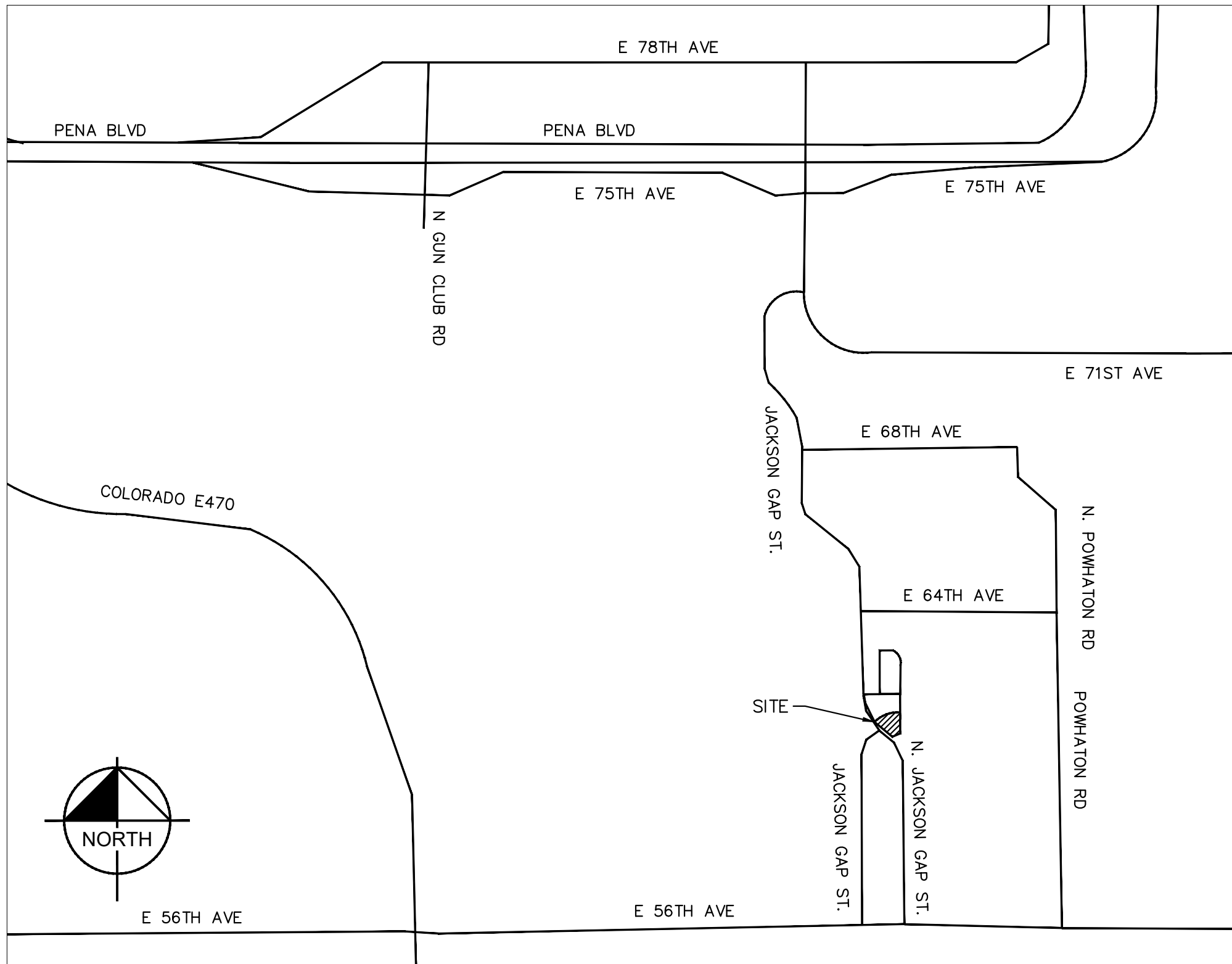
PROJECT DATA

	SITE
AREA (SF/AC)	68,805 SF 1.58 AC
ZONING	AD
NUMBER OF BUILDINGS	N/A
HARD SURFACE AREA	55,453 SF (80.59%)
LANDSCAPE AREA	13,352 SF (19.41%)
TOTAL NUMBER OF PARKING SPACES	149
PARALLEL PARKING SPACES 8' X 23'	1
STANDARD PARKING SPACES 9' X 19'	148
ACCESSIBLE PARKING	0
ACCESSIBLE VAN PARKING	0

ECONOMY RENTAL PARKING EXPANSION AT PORTEOS
PARCEL B

SITE PLAN

A PARCEL LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

SCALE: 1"=2000'

SHEET INDEX

SHEET NO.	SHEET NAME
11	COVER SHEET
12	GENERAL NOTES
13	OVERALL SITE PLAN
14	DETAILED GRADING PLAN
15	SITE DETAILS
16	LANDSCAPE PLAN SOUTH
17	LANDSCAPE NOTES SOUTH
18	LANDSCAPE DETAILS SOUTH
19	PHOTOMETRICS PLAN

AMENDMENTS

SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, PACIFIC ENT, LLC, AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS _____ DAY OF _____ AD. _____.

BY: PACIFIC ENT, LLC
ITS:MANAGING MEMBER

NAME: _____

ITS: _____

STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO, ON _____ 20____ BY _____ IN HIS CAPACITY AS AUTHORIZED SIGNATORY OF PACIFIC ENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

FILE: _____

PAGE NO.: _____

RECEPTION NO.: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING AND ZONING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL: _____ DATE: _____

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

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

PROJECT NO.
196412000

SHEET

11

- These have been removed.
- Please remove duplicate Notes 4 and 5. These are already located in the City of Aurora Standard General Notes.

- CITY OF AURORA SITE PLAN NOTES:

- These appear to be civil plan notes. Please remove these notes from the site plan amendment unless a different department requires them. Note 17 may remain and can be moved under the City of Aurora Site Plan notes.

These have been removed.

[illegible]

Kimley»Horn

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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: KTS
DRAWN BY: KTS
CHECKED BY: SLP
DATE: 10/03/22

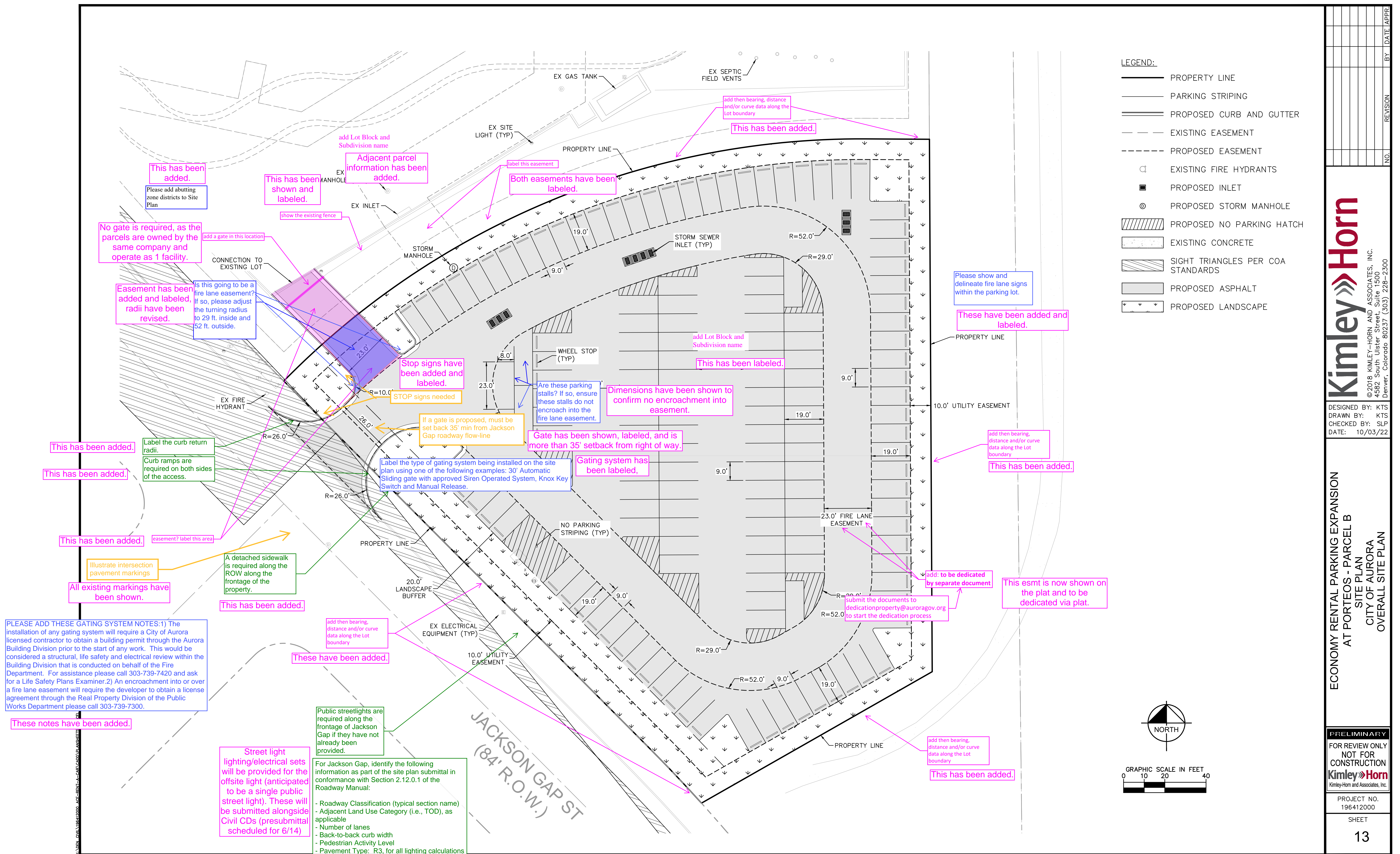
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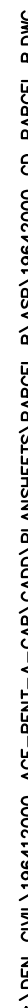
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Kimley-Horn and Associates, Inc.

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196412000

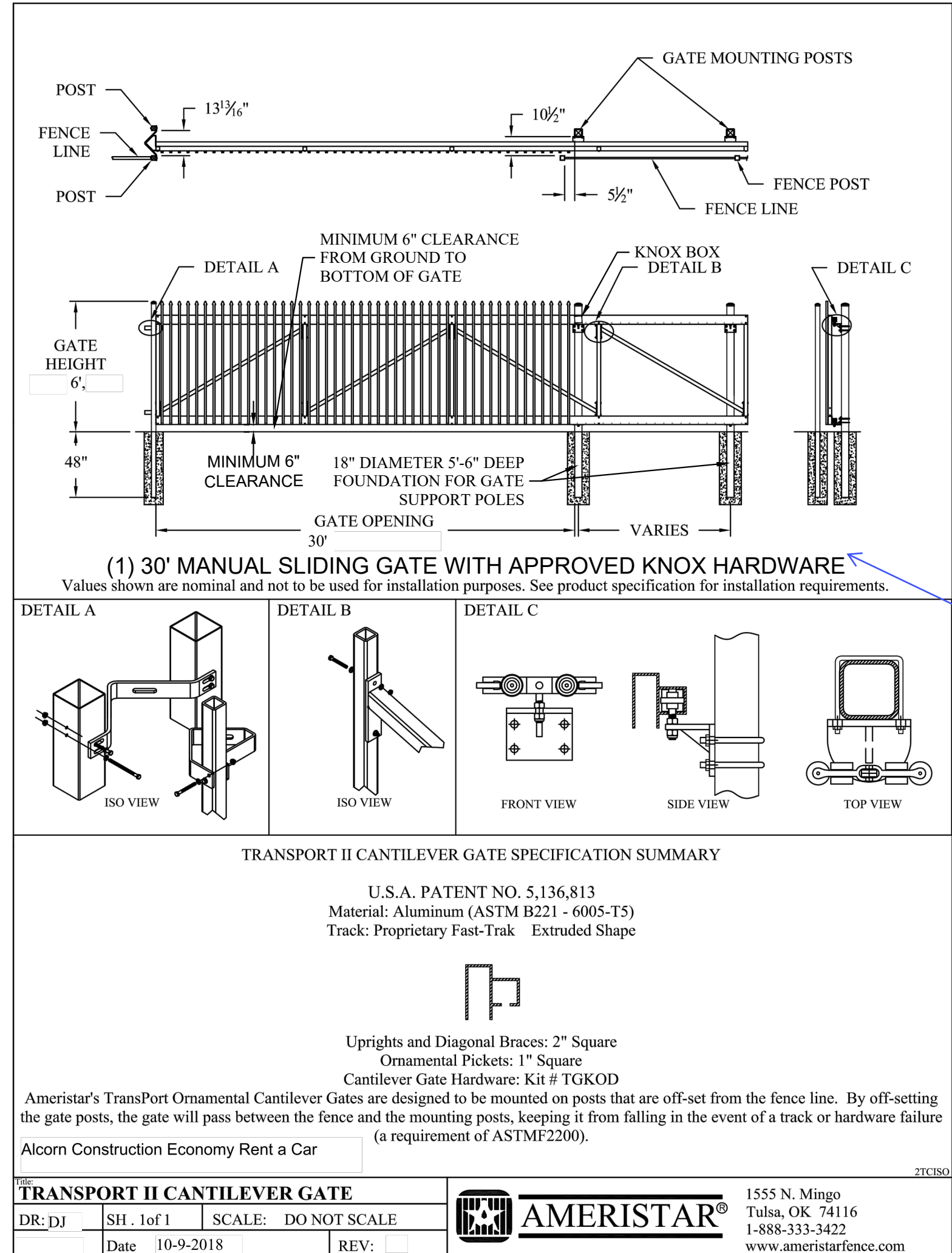
SHEET

12

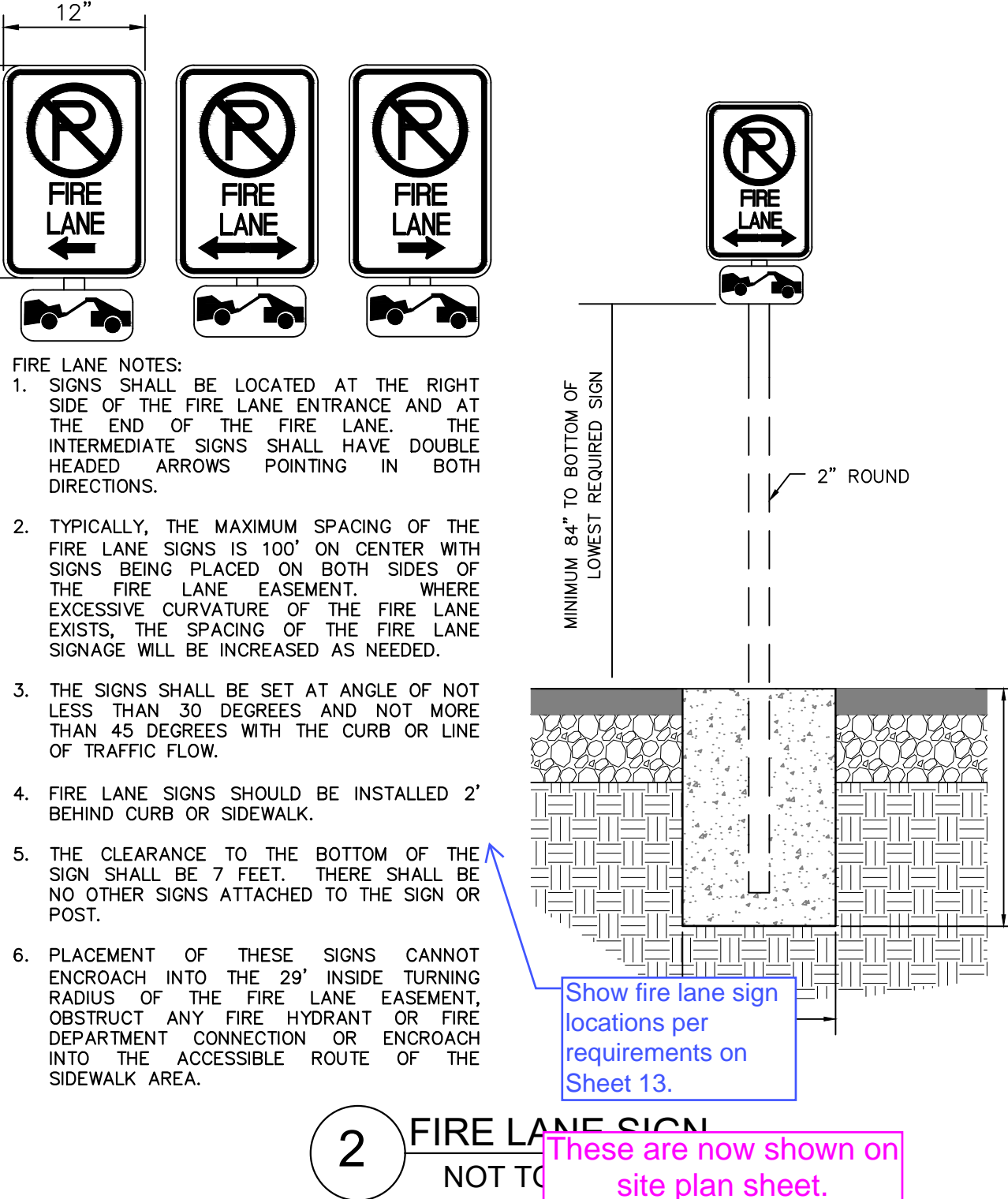




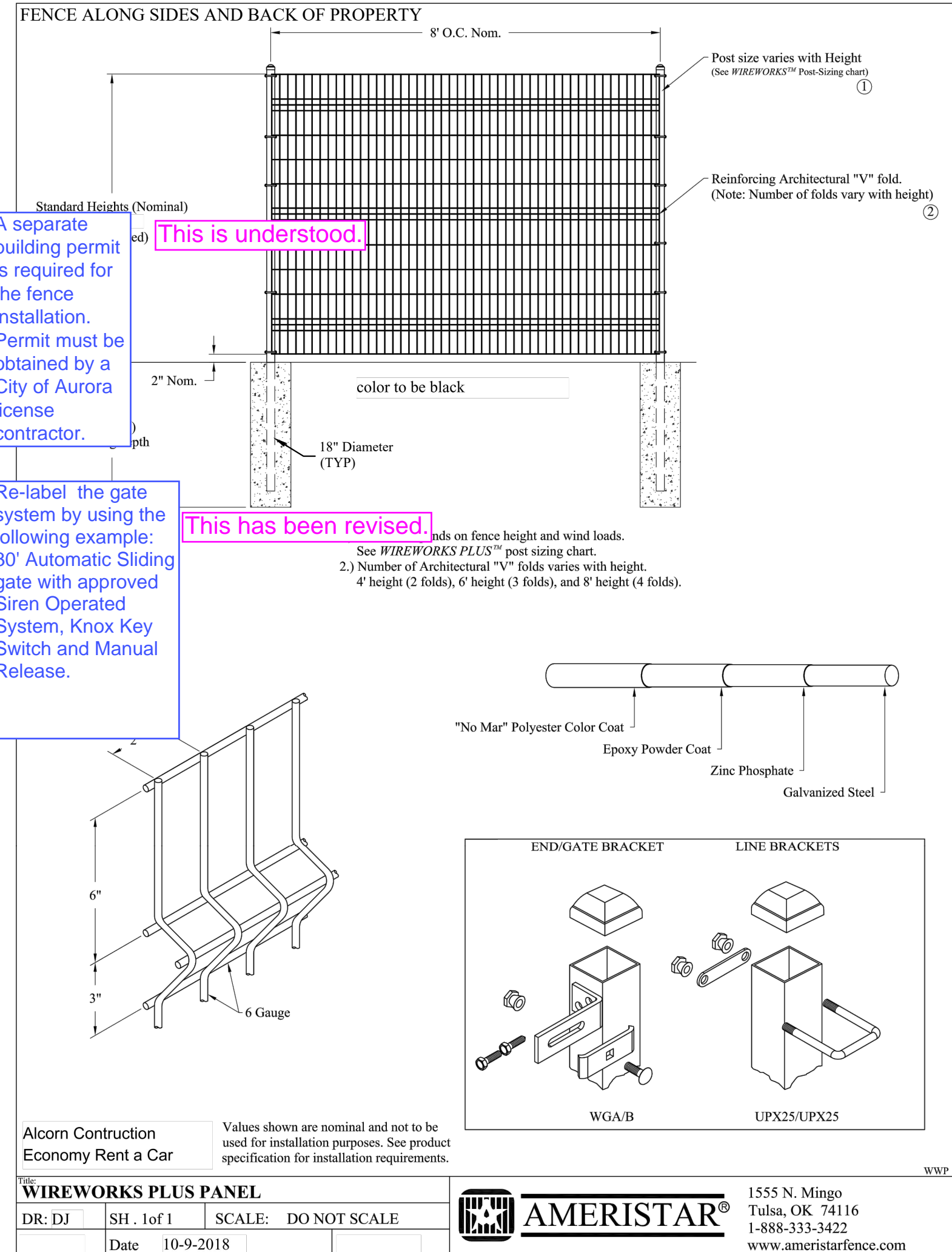
ALTERN. ONLY 1/24/2020. AFE-BNFC-A-CAN/CAN/UP/INSECTEN/CARTEL IN AFEV1964-0000.DWG PARCEL B.WKS



- GATING SYSTEM 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.

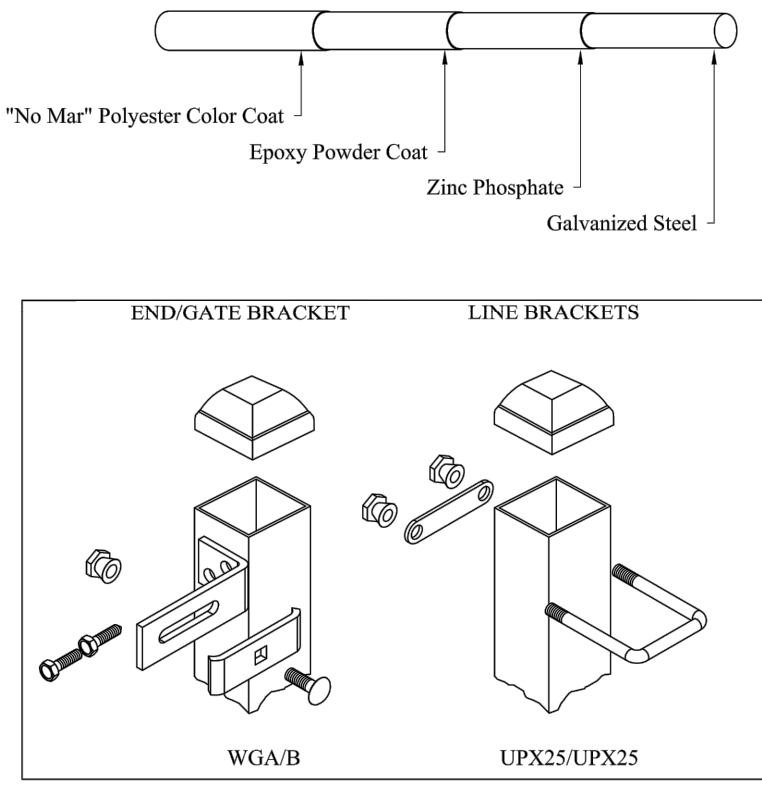


These are now shown on site plan sheet.

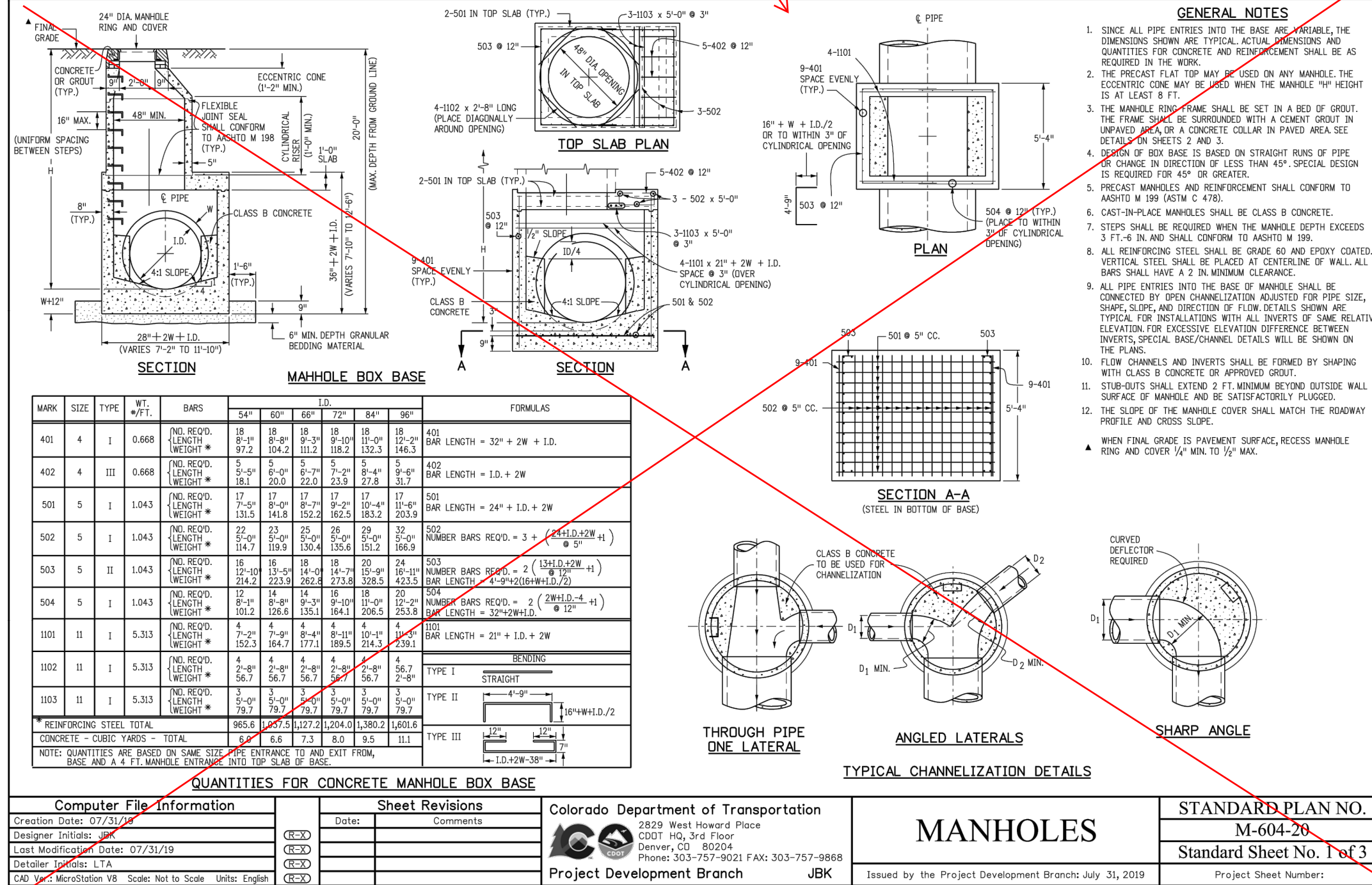


This is understood.

This has been revised.

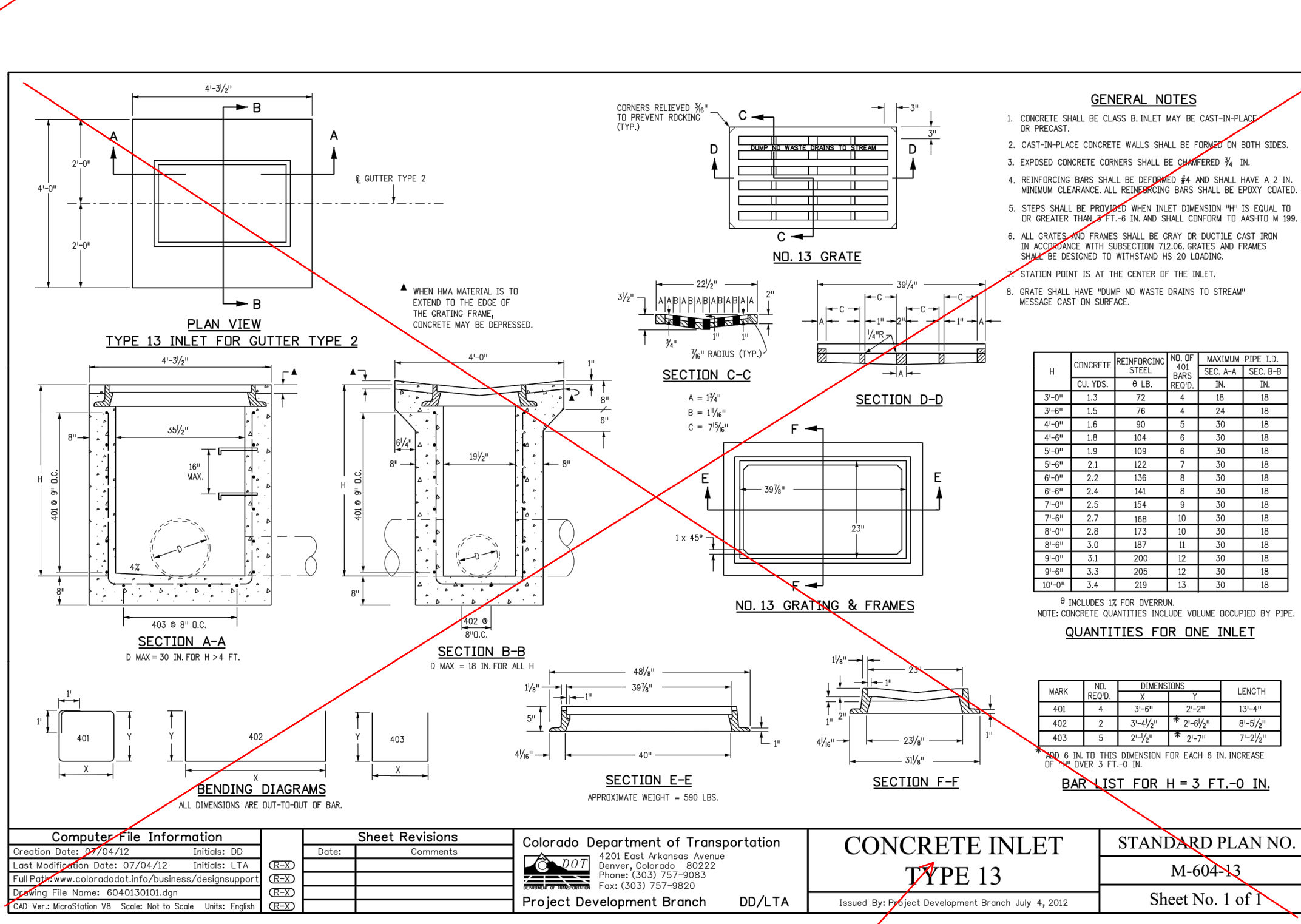


Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.



Storm sewer manholes shall conform to the Aurora Water standards and specifications.

This is understood.



CDOT standards can be by reference only.

These have been removed.

DESIGNED BY: KTS
DRAWN BY: KTS
CHECKED BY: SL/P
DATE: 10/03/22

PROJECT NO.
196412000

SHEET

15

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Kimley»Horn

Kimley-Horn and Associates, Inc.

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

Kimley»Horn

Kimley-Horn and Associates, Inc.

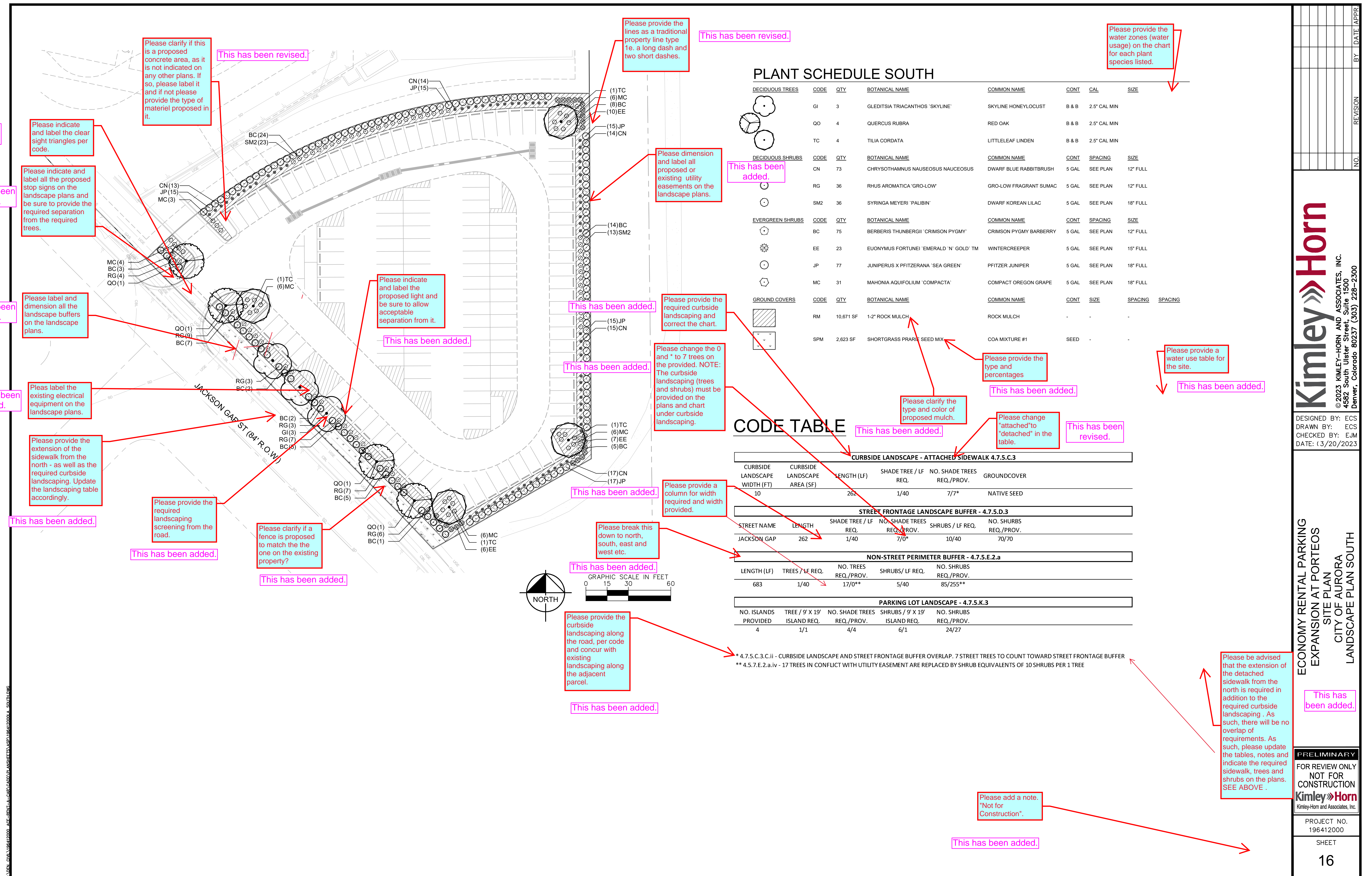
PROJECT NO.
196412000

SHEET

15

Kimley»Horn

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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300



These have been revised to be on the previous sheet.

Please add a note.
"Not for
Construction".

This has been added.

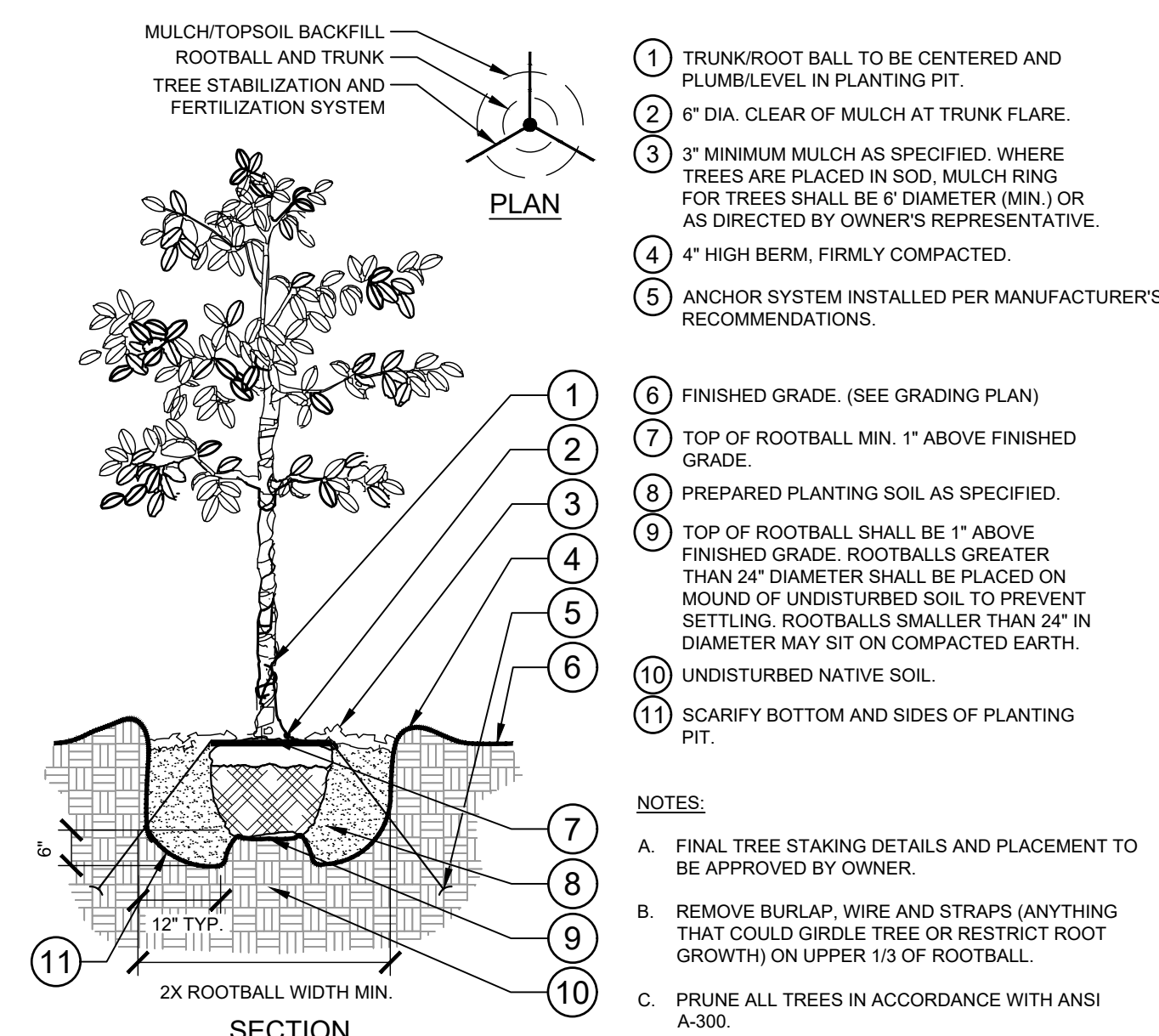
Kimley»Horn

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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

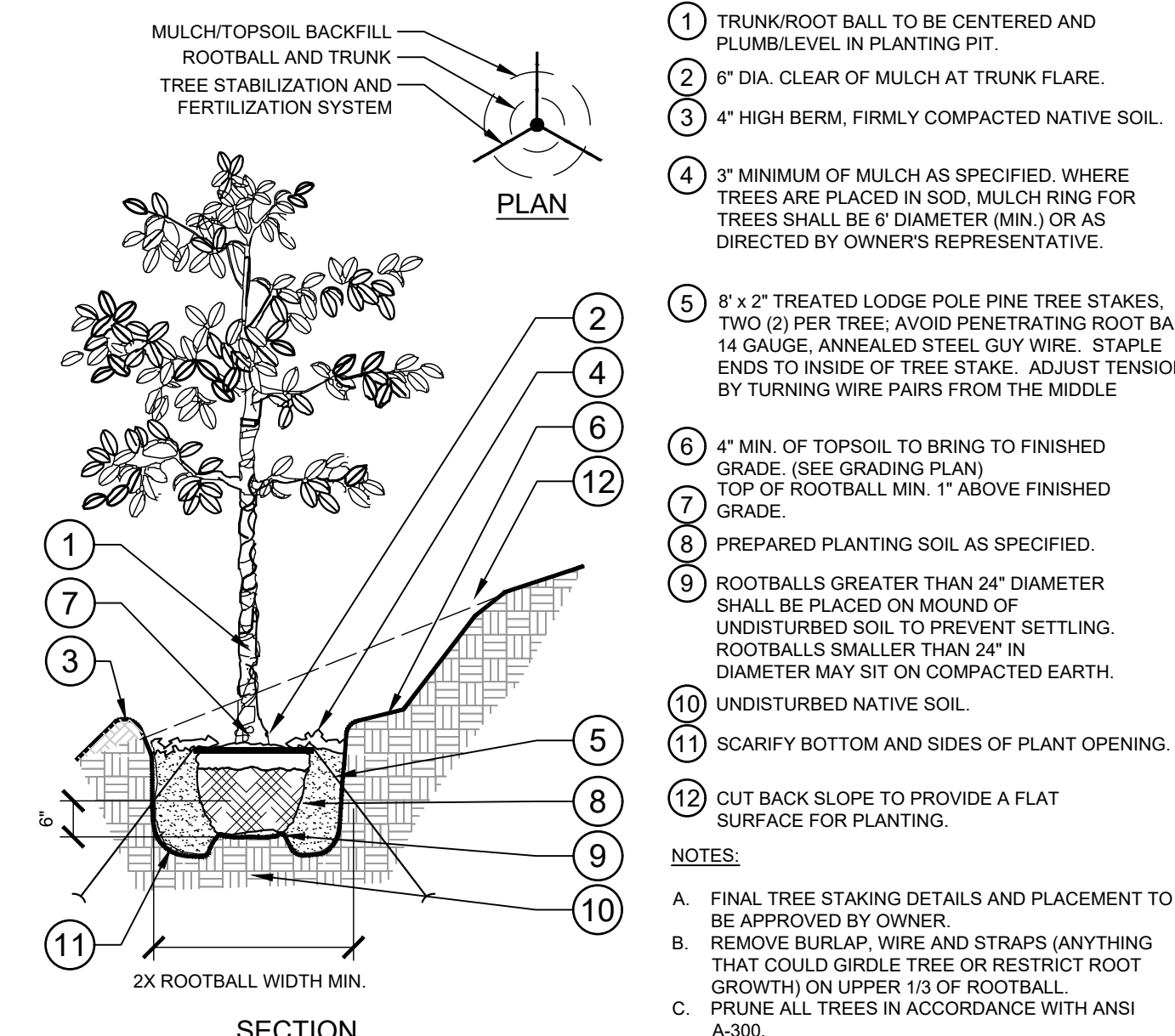
ECONOMY RENTAL PARKING
EXPANSION AT PORTEOS
SITE PLAN
CITY OF AURORA
LANDSCAPE NOTES SOUTH

SHEET

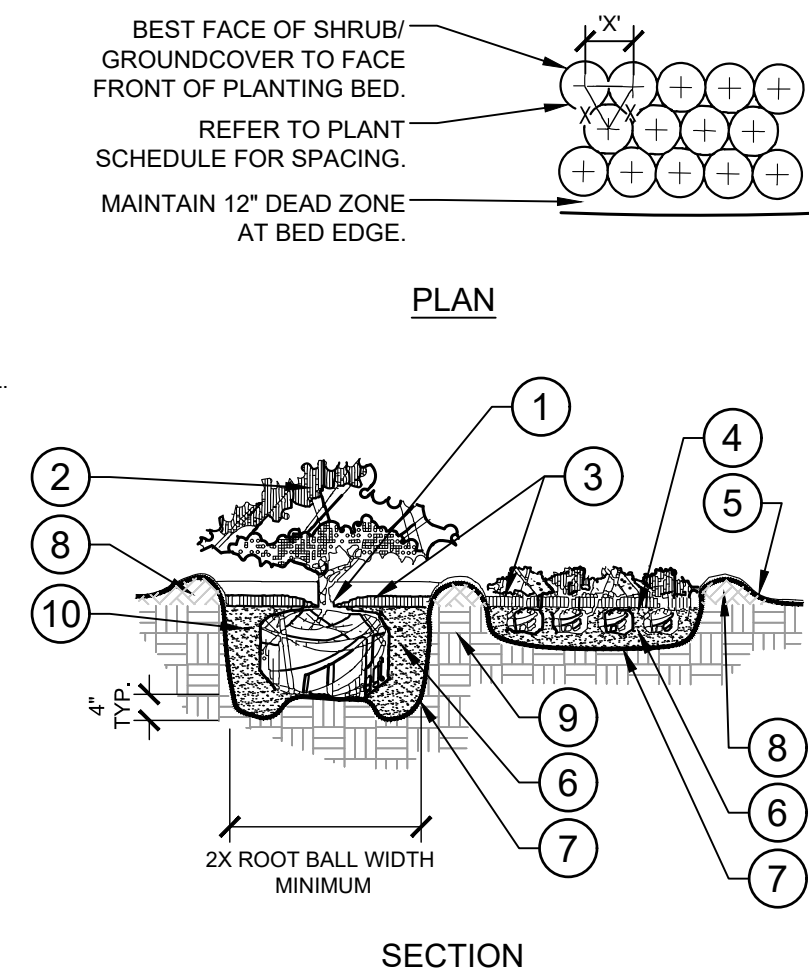
17



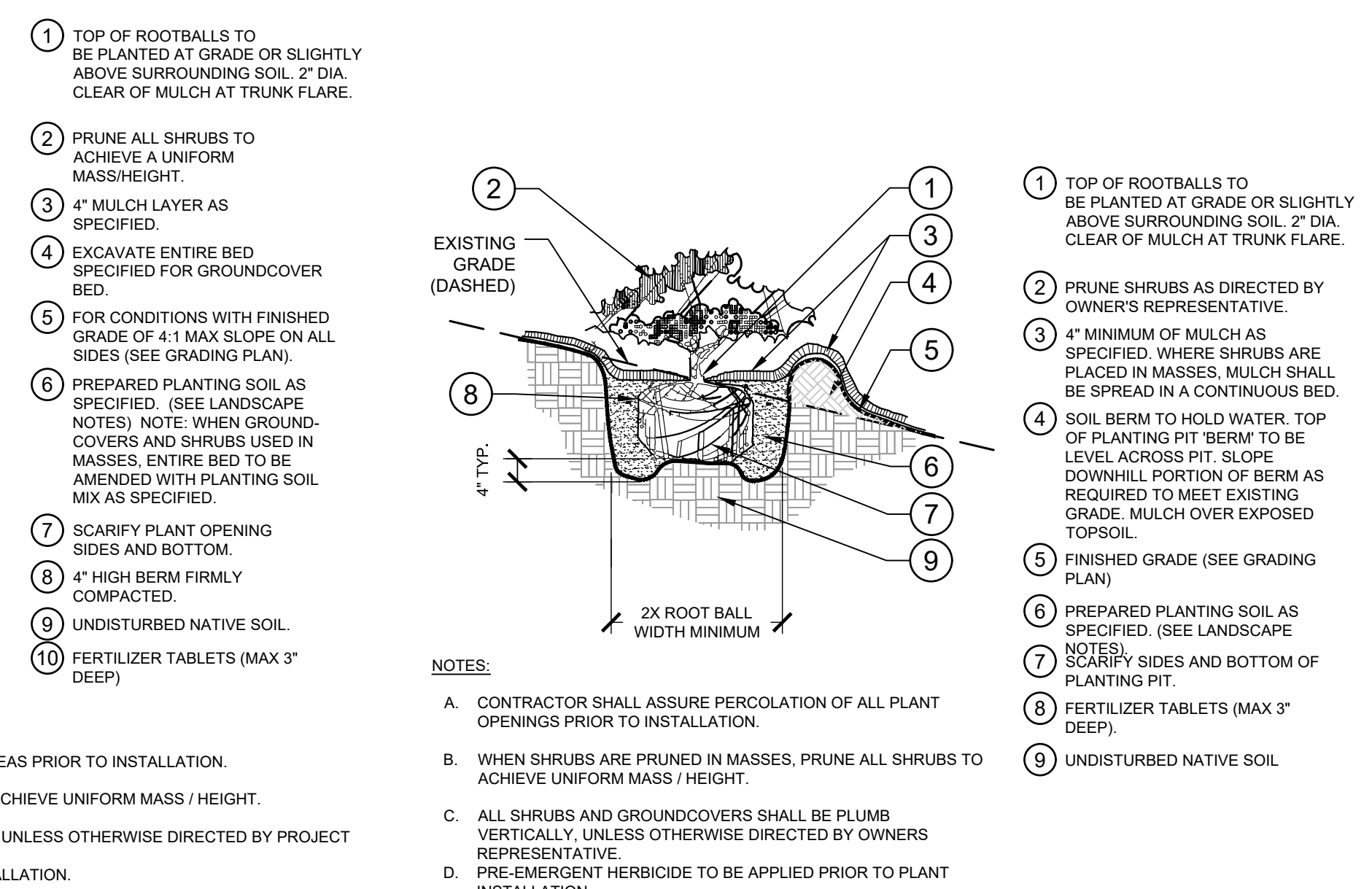
1 TREE PLANTING
17 SECTION / PLAN



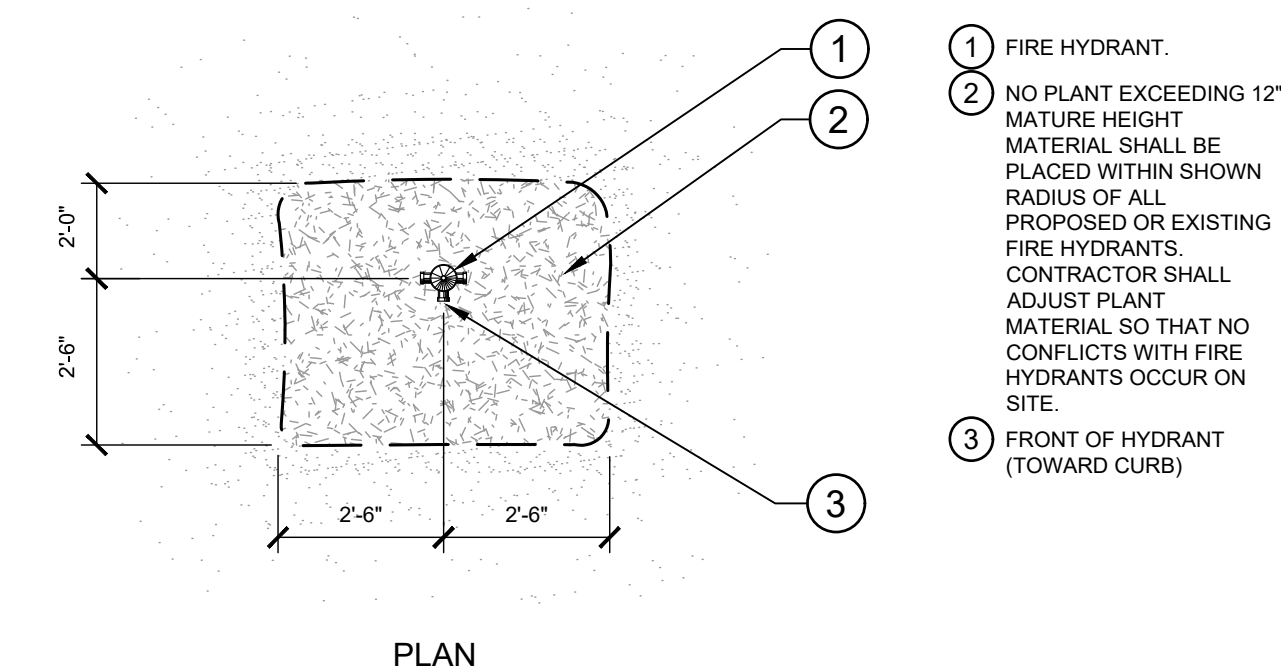
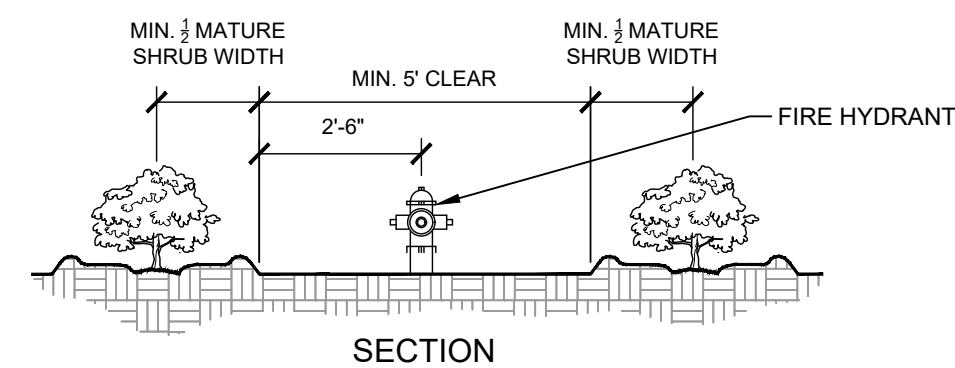
2 TREE PLANTING ON A SLOPE
17 SECTION / PLAN



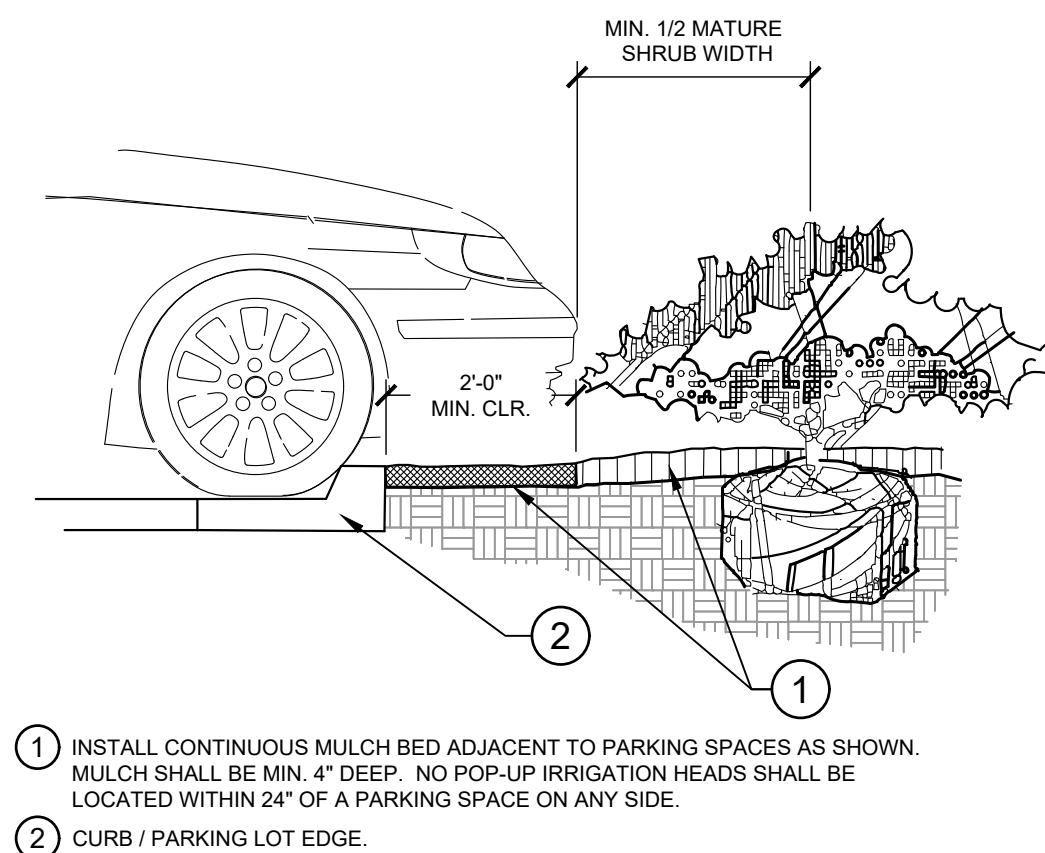
3 SHRUB/GROUNDCOVER PLANTING
17 SECTION / PLAN



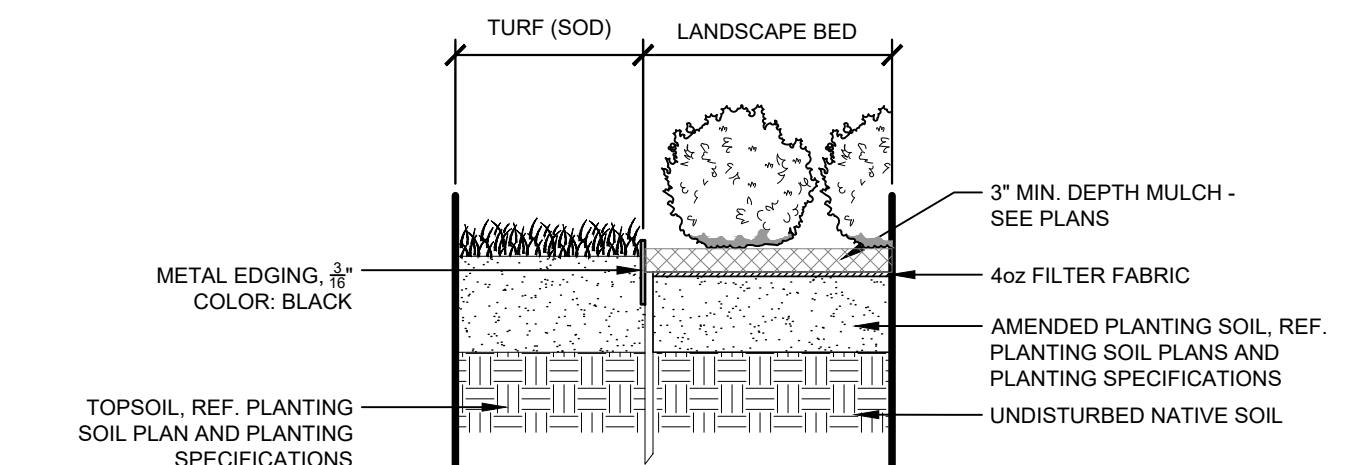
4 SHRUB/GROUNDCOVER PLANTING ON A SLOPE



5 SHRUB PLANTING AT FIRE HYDRANT
17 SECTION / PLAN



6 PARKING SPACE/CURB PLANTING
17 SECTION



7 METAL EDGER AT PLANTING BED

Please add note.
"Not for
Construction.

This has been added.



February 8, 2023

Mr. David Ataian
General Manager
XODen LLC
6130 North Jackson Gap Way
Aurora, Colorado 80019

Re: Ace-Rent-A-Car Parcel B Expansion
Traffic Study Letter
Aurora, Colorado

Dear Mr. Ataian,

This letter documents the results of a traffic study, traffic assignment, and access intersection analysis for the proposed vehicle parking/storage area expansion on Jackson Gap Way in Aurora, Colorado. A vicinity conceptual site plan for the project is attached.

It is expected that the project will be completed in 2024. The study was conducted for the 2024 opening year horizon under existing conditions.

Regional access to the existing Ace-Rent-A-Car Parcel B lot is provided while primary and direct access to the site is provided by two designated lanes. Access to the existing site is provided by two designated lanes for exiting vehicles and the south access lane. With the Parcel A expansion, access will also be provided. Approximately 550 feet north of the existing north access lane, the Parcel B lot is planned to align with the Jackson Gap Street.

EXISTING ROADWAY NETWORK

Jackson Gap Street extends in the north/south direction. A two-way left turn lane center lane is provided. The posted speed limit is 40 miles per hour with sidewalk on the east side or under construction developments.

Jackson Gap Street transitions to Jackson Gap Street at the intersection of Jackson Gap Street / Jackson Gap Street. Jackson Gap Street continues as a four-lane undivided roadway with sidewalk on the east side in the future. The posted speed limit is 40 miles per hour with sidewalk on the west side of the roadway.

2023-05-11 (DJK)

Trip Generation comment does not correlate to the tabulated results. Provide documentation/justification for 1.25 rate for trip generation presented.

Jackson Gap ADTs don't match Northern Site TIS values which in turn didn't match Porteos PA-9c TIS values.

The trip generation has been updated based on parking ratios. Also, the trip generation table has been reorganized to more effectively show existing site trip generation, total site trip generation (existing + project) and the net trip generation (new project only).

We believe this is in reference to the volumes for the Costco Maintenance facility traffic study which is PA-9a & b as the PA-9c development area does not have a traffic study completed on the City of Aurora traffic study website. The ADT's now are consistent among the Parcel A site and Costco Maintenance traffic study. Of note, the Costco Maintenance application went in prior to the ACE-Rent-A-Car project; therefore, volumes from this project were not known or included in the Costco study. Therefore, ADT's are slightly higher along Jackson Gap Street for this project than the Costco project.

EXISTING AND FUTURE TRAFFIC VOLUMES

Existing turning movement counts were conducted at the intersection of Jackson Gap Way/Jackson Gap Street on Thursday, January 19, 2023, during the morning and afternoon peak hours. The counts were conducted during the morning and afternoon peak hours of adjacent street traffic in 15-minute intervals from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM on this count date. The existing intersection traffic volumes are also shown in attached **Figure 2** with count sheets attached.

The City of Aurora standard annual growth rate of two (2) percent was applied to the existing turning movements to generate short-term traffic volumes. In addition, the Ryder Truck Facility traffic volumes and the coinciding Ace-Rent-A-Car (Parcel A) traffic volumes were added directly to the study intersection. The Ryder Truck Facility is proposed on the east side of Jackson Gap Way, south of the Jackson Gap Street / Jackson Gap Way intersection. To generate long-term 2040 background volumes, the long-term 2040 traffic volumes from the Costco Maintenance Aurora development were used to derive 2040 background through volumes along Jackson Gap Street. The Costco Maintenance Aurora development is being submitted at the same time as this letter and better portrays the future volumes in NEATS and recent approved traffic studies. In addition, the entering and exiting volumes along the west leg of the intersection were taken directly from the 2040 total volumes at the Porteos – Project Pearl in Aurora Traffic Impact Study. The project traffic volume excerpts from the background studies are attached for reference.

TRIP GENERATION

Site-generated traffic is known as trip generation. Rates and equivalent trip generation rates are used to estimate traffic generated by the development. The ITE Trip Generation Manual is the standard source for trip generation rates by types of land uses.

However, ITE Trip Generation Manual was developed based on user provided information. The expansion is anticipated to generate one and a half (1.25) times more vehicle rentals than the existing site; therefore, existing driveway traffic counts were increased by a factor of 1.25 to estimate future project traffic generation for Parcel B. The following **Table 1** summarizes the estimated trip generation for traffic associated with the expansion based on the existing driveway volumes.

Although ACE-Rent-A-Car believes it is not possible to increase the existing operations by three times when combining Parcel A and Parcel B, the trip generation has been conservatively updated in the revised Parcel A and Parcel B traffic studies to be based on the parking ratio of proposed parking compared to existing parking.

not equal to 1.25, need to provide justification of rate

Existing site 207 parking spaces, proposed site 149 spaces, 1.4 times increase, only 1.25 used, provide justification of this amount

Statement is not consistent with tabulated results, sounds like the 1.25 times amount is the new site trips, not the difference shown in the tabulation. Reword (and justify the rate used)

This was intended to only be 1.25 and not 1.5. However, this has been updated to conservatively be based on the parking ratio of proposed parking compared to existing parking.

Engineers, Trip Generation Manual, Eleventh Edition

The trip generation has been updated based on parking ratios. Also, this has been reorganized to more effectively show existing site trip generation, total site trip generation (existing + project) and the net trip generation (new project only).

Table 1 – Ace-Rent-A-Car Parcel B Expansion Traffic Generation

Use	Weekday Vehicles Trips					
	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Existing Site	27	9	36	17	15	32
Proposed Parcel B Overflow Lot	7	2	9	4	4	8
Existing Site + Parcel B Total Trips	34	11	45	21	19	41

As shown in the table and based on existing driveway counts and expected scaled operations, the expansion in Parcel B of the Ace-Rent-A-Car facility is expected to generate approximately nine (9) trips during the morning peak hour and eight (8) trips during the afternoon peak hour. The combination of the existing site plus the expansion in Parcel B is expected to generate approximately 45 morning peak hour trips and 41 afternoon peak hour trips.

Table indicates existing traffic grown 1.25 times assuming total trips. Subtracting existing trips provides proposed new trips...

The trip generation has been updated based on parking ratios. Also, this has been reorganized to more effectively show existing site trip generation, total site trip generation (existing + project) and the net trip generation (new project only).

development shown in **Table 1**. The trip distribution and the traffic assignment for this project is illustrated in **Figure 3**.

TOTAL (BACKGROUND PLUS PROJECT) TRAFFIC

Site traffic volumes were added to the background volumes to represent estimated total traffic conditions for the 2024 and 2045 horizons. These total traffic volumes for the study area is illustrated for the 2024 and 2045 horizon years in **Figures 4** and **5**, respectively.

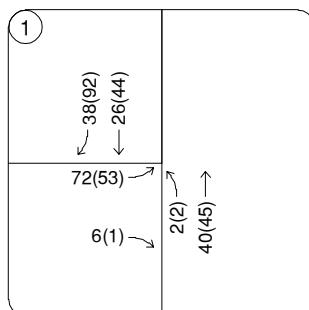
TRAFFIC OPERATIONS ANALYSIS METHODOLOGY

Kimley-Horn's analysis of traffic operations in the site vicinity was conducted to determine potential capacity deficiencies at the project key intersections for the 2024 opening and 2045 long-term horizons. The acknowledged source for determining overall capacity is the Highway Capacity Manual².

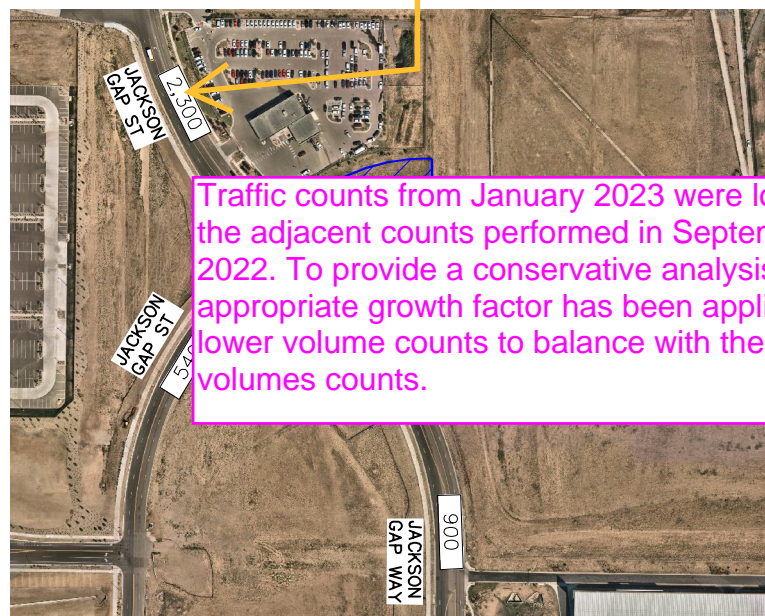
Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). According to City of Aurora guidelines for signalized intersections, individual movements may be allowed to fall to LOS E, but in most cases the overall intersection must operate (or be projected to operate) at a LOS D or better during AM and PM peak periods. If the existing LOS for an intersection is worse than LOS D, potential alternatives

² Transportation Research Board, *Highway Capacity Manual*, Sixth Edition, Washington DC, 2016.

Thursday, January 19, 2023
7:15 to 8:15AM (4:15 to 5:15PM)



Sept 2022 daily traffic was 3,100 veh,
explain reason for less than 4 month
decrease in your PA-9c TIS



Traffic counts from January 2023 were lower than the adjacent counts performed in September 2022. To provide a conservative analysis, an appropriate growth factor has been applied to the lower volume counts to balance with the higher volumes counts.

FIGURE 2
ACE-RENT-A-CAR (PARCEL B)
AURORA, COLORADO
2023 EXISTING TRAFFIC VOLUMES

LEGEND



Study Area Key Intersection

xxx(xxx)

Weekday AM(PM)

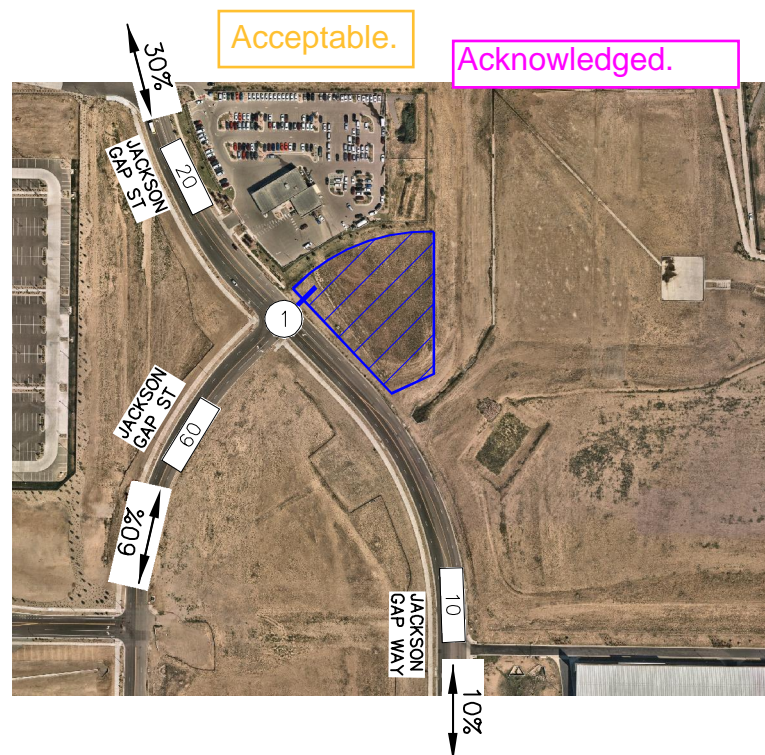
Peak Hour Traffic Volumes

xx,x00

Estimated Daily Traffic Volume

TRAFFIC ASSIGNMENT

①	<div> <div>← 2(1)</div> <div> <div>↗ 1(1)</div> <div>← 1(3)</div> <div>↖ 1(1)</div> </div> </div>
4(3) →	<div> <div>↘ 1(0)</div> </div>



LEGEND

⊗	Study Area Key Intersection
XX%	External Trip Distribution Percentage
xxx(xxx)	Weekday AM(PM) Peak Hour Traffic Volumes
[xx,x00]	Estimated Daily Traffic Volume

FIGURE 3
ACE-RENT-A-CAR (PARCEL B)
AURORA, COLORADO
PROJECT TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

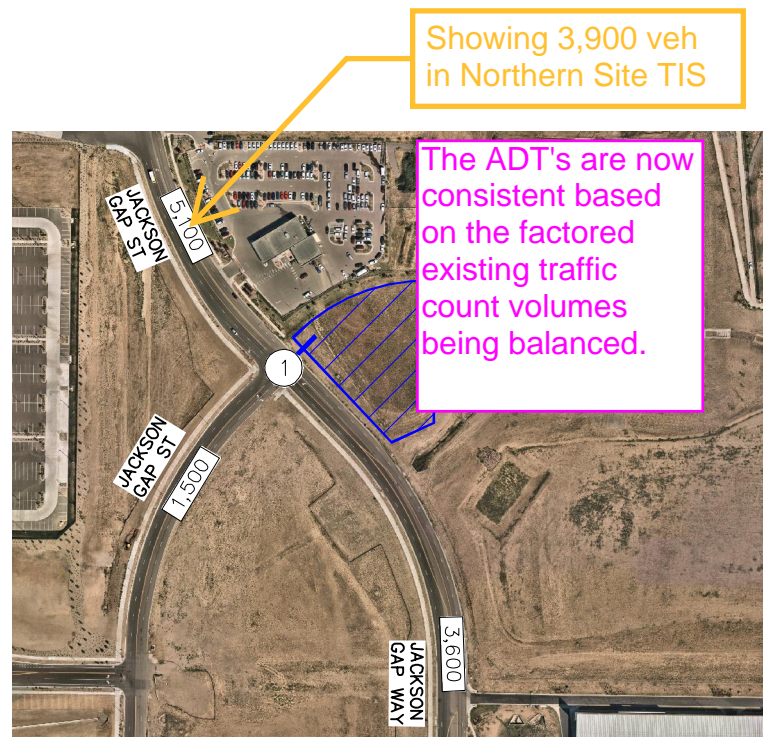
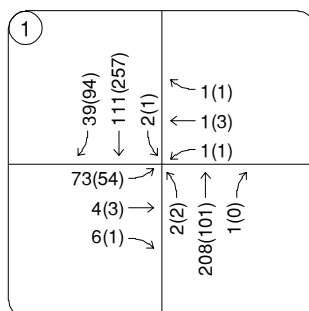
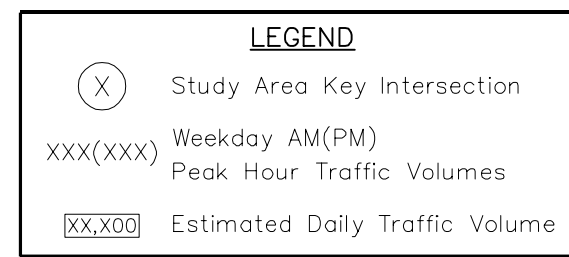


FIGURE 4
ACE-RENT-A-CAR (PARCEL B)
AURORA, COLORADO
2024 TOTAL TRAFFIC VOLUMES



<p>①</p> <p>86(217) ← 955(1260) ← 2(1)</p>	<p>1(1) ↑ 1(3) ↑ 1(1)</p>
<p>129(252) 4(3) 50(75)</p>	<p>50(50) 1145(1185) 1(0)</p>

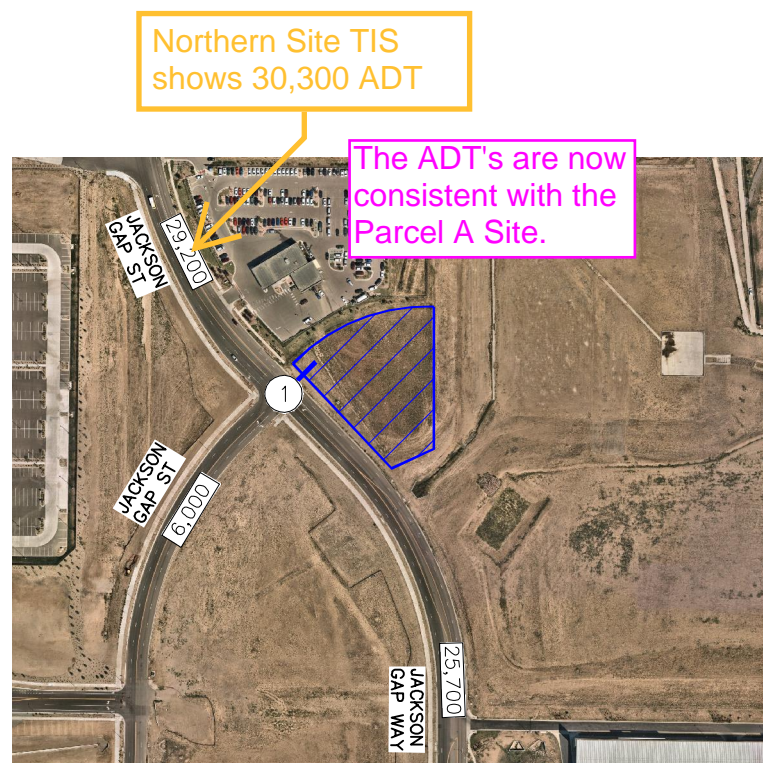
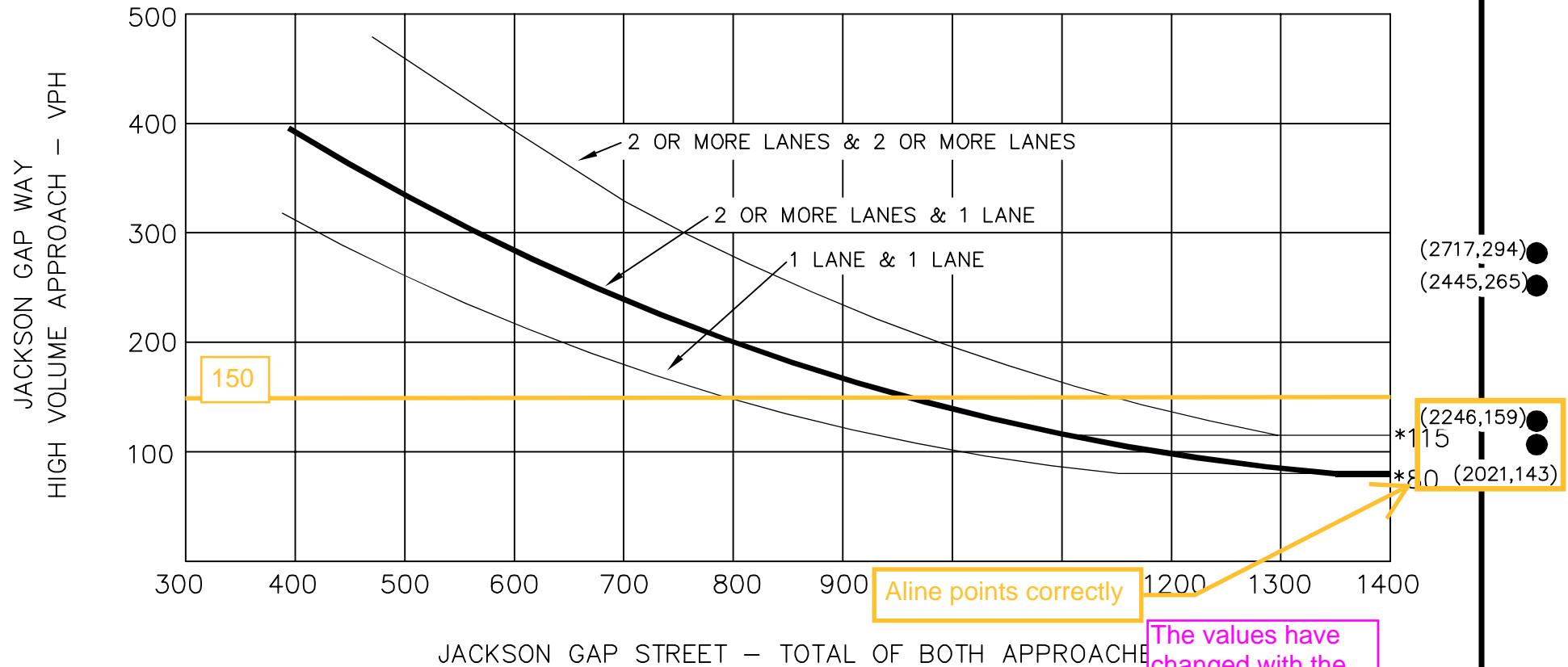


FIGURE 5
ACE-RENT-A-CAR (PARCEL B)
AURORA, COLORADO
2040 TOTAL TRAFFIC VOLUMES

LEGEND	
(X)	Study Area Key Intersection
xxx(yyy)	Weekday AM(PM) Peak Hour Traffic Volumes
xx,x00	Estimated Daily Traffic Volume

WARRANT 2 - FOUR HOUR VEHICULAR VOLUME



JACKSON GAP ST/JACKSON GAP WAY
SIGNAL WARRANT ANALYSIS
FOUR HOUR VOLUME WARRANT

* NOTE: 115 VPH APPLIES AS THE LOWER THRESHOLD FOR APPROACH WITH TWO OR MORE LANES AND 80 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACH WITH ONE OR TWO LANES.

● 2040 TRAFFIC DATA POINT

Source: Manual of Uniform Traffic Control Devices 2009

The values have changed with the new trip generation but the values are now all scaled with the graph.

FIGURE 4

Kimley»Horn

			SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 4582 SOUTH ULSTER STREET, SUITE 1500 DENVER, COLORADO 80237 PHONE: 303-228-2300 CONTACT: DARREN R. WOLTERSTORFF, PLS					
No.	DATE	REVISION DESCRIPTION	<u>Scale</u> N.T.S	<u>Drawn by</u> MC	<u>Checked by</u> DRW	<u>Date</u> 8/9/2022	<u>Project No.</u> 196412000	<u>Sheet No.</u> 1 OF 2

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

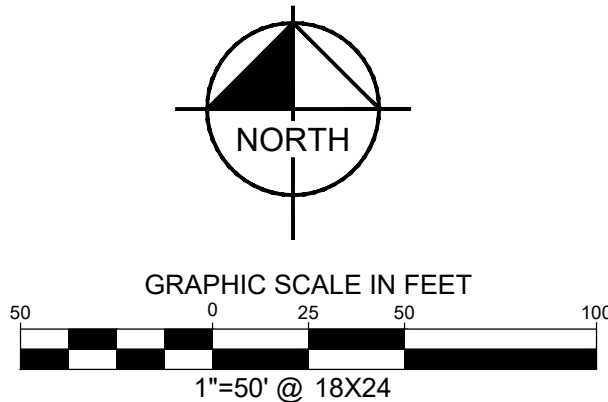
PER CONVERSATION BETWEEN ENGINEER AND CASE MANAGER, DRAINAGE EASEMENT IS NOT NEEDED

Provide Drainage Easement for new Storm Sewer Infrastructure.

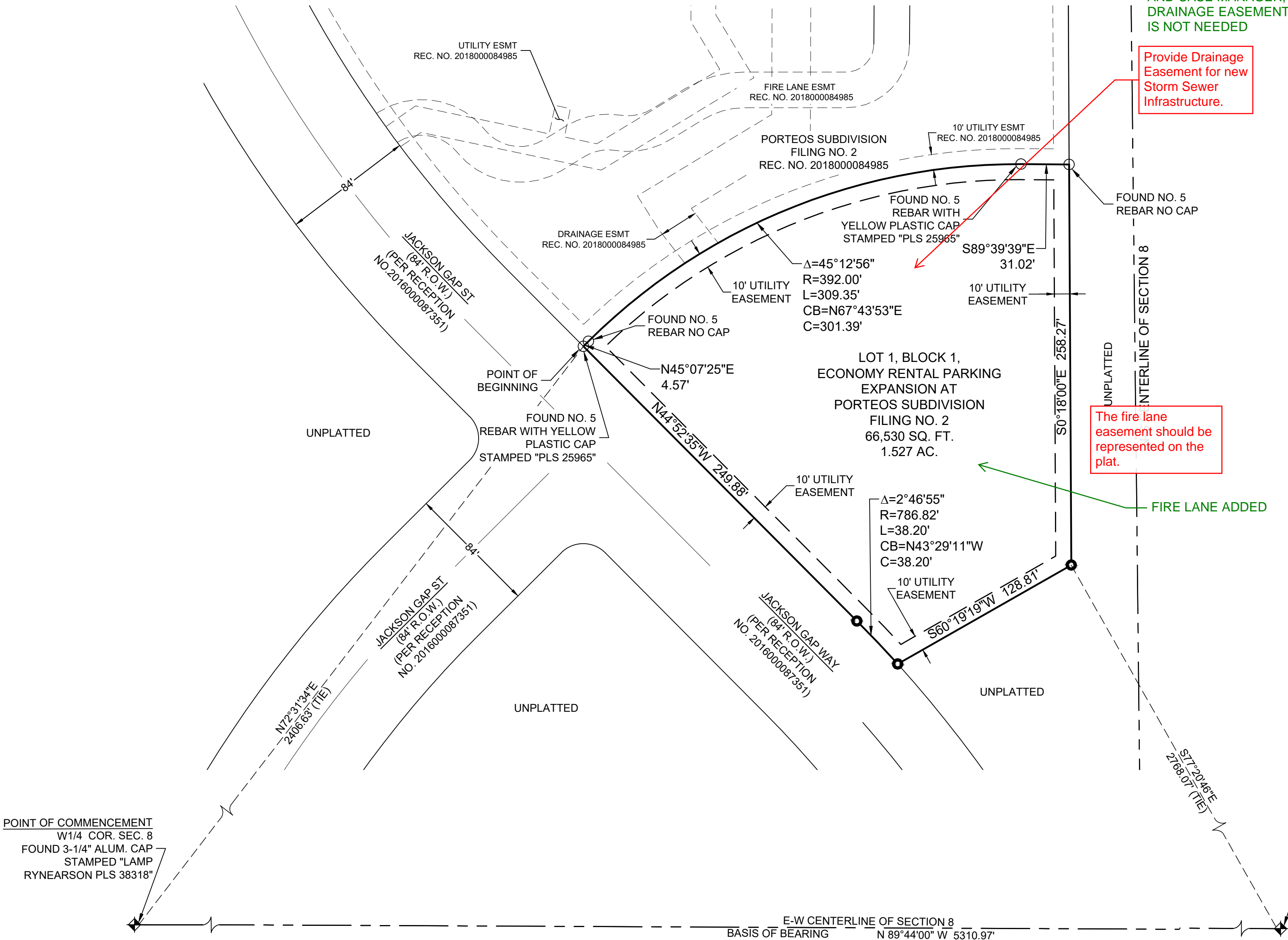
The fire lane easement should be represented on the plat.

FIRE LANE ADDED

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"



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



No.	DATE	REVISION DESCRIPTION

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
PHONE: 303-228-2300
CONTACT: DARREN R. WOLTERSTORFF, PLS

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50	MC	DRW	8/10/2022	196412000	2 OF 2