

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:*

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 _____

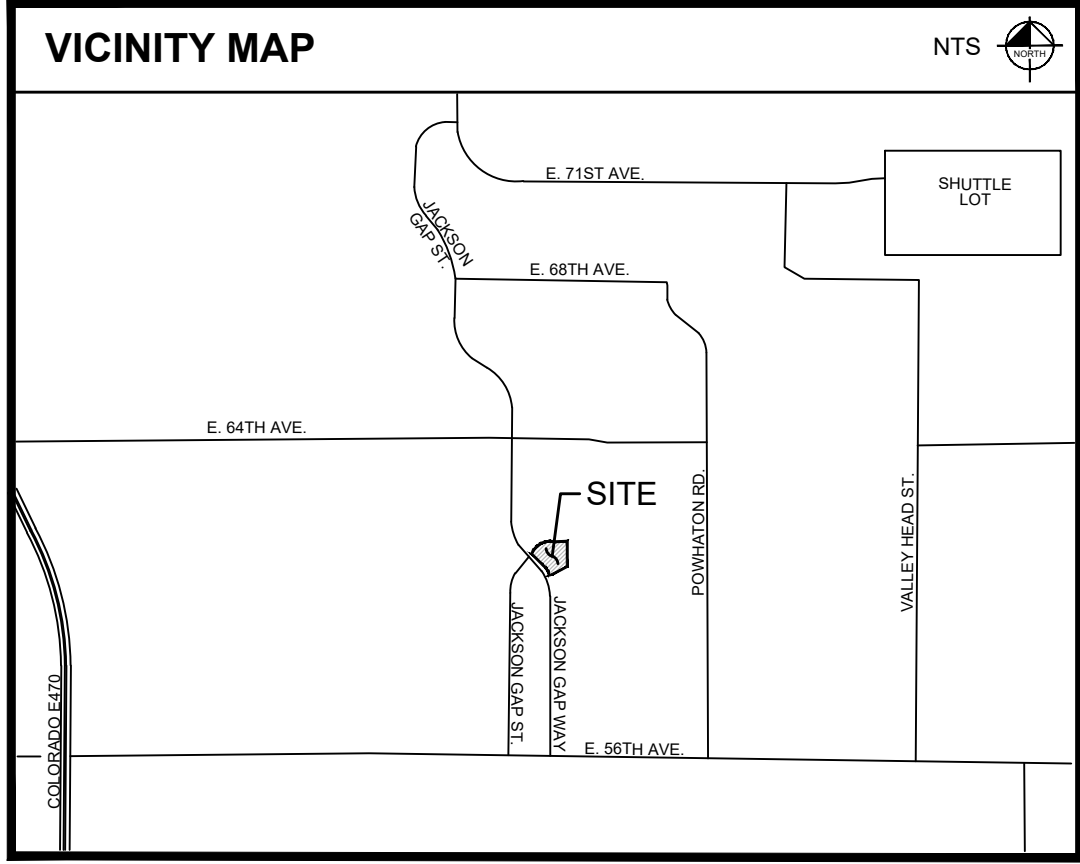
WITNESS MY HAND AND OFFICIAL SEAL.

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:

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OF 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.
- 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".
- 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.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- 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.
- 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.
- 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

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

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

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



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

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

			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					
No.	DATE	REVISION DESCRIPTION	<u>Scale</u> 1" = 50	<u>Drawn by</u> MC	<u>Checked by</u> DRW	<u>Date</u> 6/1/2023	<u>Project No.</u> 196412000	<u>Sheet No.</u> 2 OF 2

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
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
(303) 228-2300

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
EMILY WILSON, PLA
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
(303) 228-2300

ENGINEER/CONSULTANT

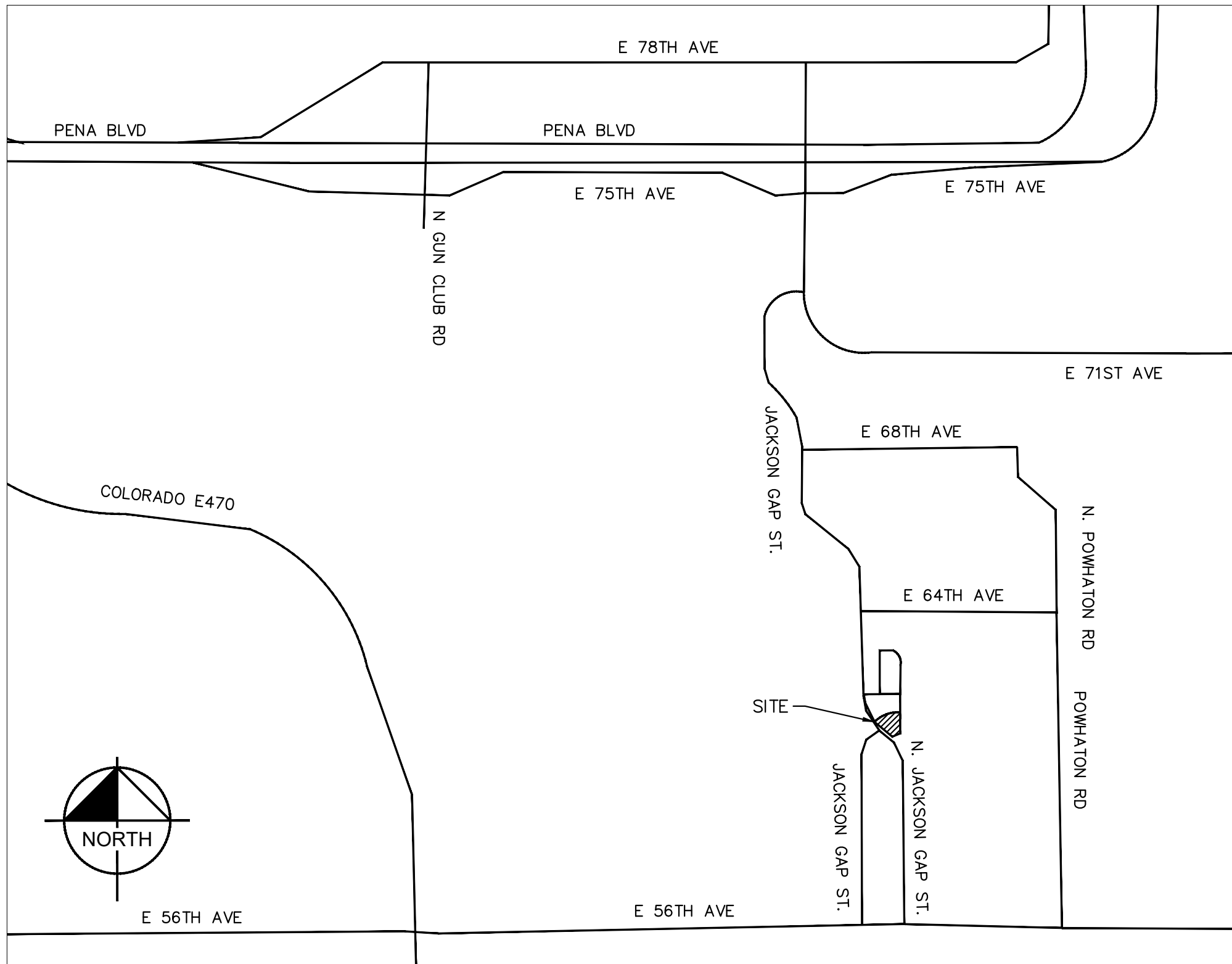
KIMLEY-HORN AND ASSOCIATES, INC.
RANDALL PHELPS, P.E.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
(303) 229-2300

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	145
PARALLEL PARKING SPACES 8' X 23'	1
STANDARD PARKING SPACES 9' X 19'	144
ACCESSIBLE PARKING	0
ACCESSIBLE VAN PARKING	0

ECONOMY RENTAL PARKING EXPANSION AT PORTEOS
SITE PLAN - PARCEL B

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 DETAILS SOUTH
18	PHOTOMETRICS PLAN

AMENDMENTS

NO.	REVISION	BY	DATE	APPR
1				

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

BY: _____

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: _____

Kimley»Horn

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

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

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

PROJECT NO.
196412000

SHEET

11

1. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE LATEST REVISION AS SET FORTH BY THE AURORA WATER.
2. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET – SIX INCHES (3'– 6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'). FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
3. ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
4. ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE LATEST REVISION. MEGALUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS.
6. WATER LINE VALVES ARE NOT ALLOWED IN CROSS PANS.
7. ALL WATER METERS, WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
8. ALL SANITARY SERVICE LINES SHALL BE TEES OFF OF MAINS. WYES SHALL BE USED FOR LOTS AT BACK OF CUL-DE-SACS, OR UPSTREAM OF A DEAD-END MANHOLE.
9. WATER PRESSURE ZONE 3D. ZERO (0) PSI @ ELEVATION 5,675 FT STATIC. A PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT THE BUILDING UNIT IS GREATER THAN EIGHTY (80) PSI. PRV'S ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED METER PITS.
10. ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE LATEST REVISION, AS NECESSARY.
11. FIRE SERVICE LINES WITHOUT CHEMICAL FEED SYSTEMS REQUIRE AT LEAST A DOUBLE CHECK BACKFLOW ASSEMBLY. ALL OTHER FIRE LINES, COMMERCIAL, MULTI-FAMILY AND MASTER METERED SINGLE FAMILY RESIDENTIAL WATER SERVICE LINES REQUIRE A REDUCED PRESSURE BACKFLOW ASSEMBLY. CONTRACTORS ARE REQUIRED TO CONTACT AURORA WATER TO SCHEDULE A BACKFLOW ASSEMBLY INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. THE CONTRACTOR SHALL CONTACT AURORA WATER ENGINEERING AT 303-739-7370 FOR INSPECTION OF ANY REQUIRED GREASE TRAPS OR SAND/OIL INTERCEPTORS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. THE CONTRACTOR SHALL CONTACT THE AURORA WATER INSPECTION LINE AT 303-739-7385 AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF COMMENCING CONSTRUCTION OF ANY WET UTILITY TO SCHEDULE INSPECTIONS.

[illegible]

Kimley»Horn

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6200 South Syracuse Way, Suite 300
Greenwood Village, CO | (303) 228-2300

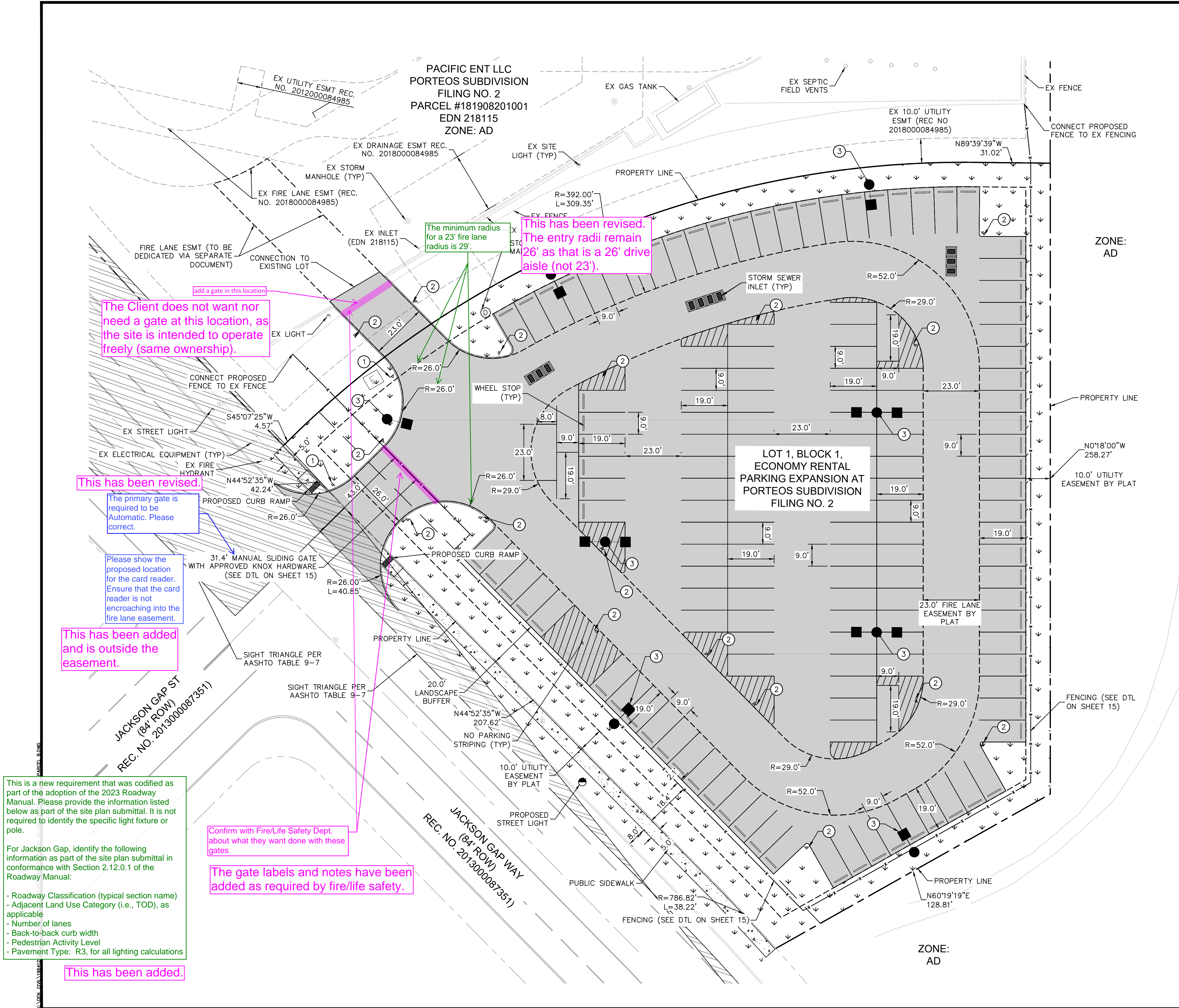
DESIGNED BY: KTS
DRAWN BY: KTS
CHECKED BY: MMM
DATE: 04/19/23

_ PARKING EXPANSION AT PORTEOS
 TE PLAN - PARCEL B
 CITY OF AURORA
 GENERAL NOTES

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

PROJECT NO.
196412000

SHEET



LEGEND:

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENT
- PROPOSED EASEMENT
- 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:

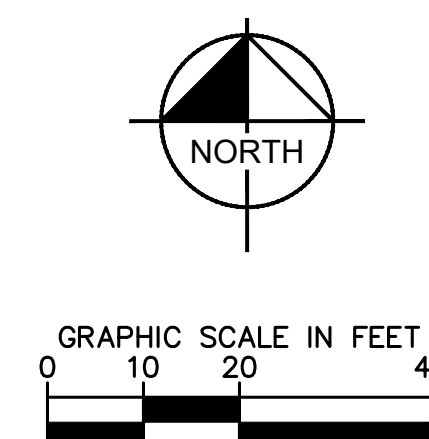
- 1 STOP SIGN
- 2 NO PARKING - FIRE LANE SIGN (SEE ON DTL SHEET 9)
- 3 SIGHT LIGHT - SEE SHEET 14

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.



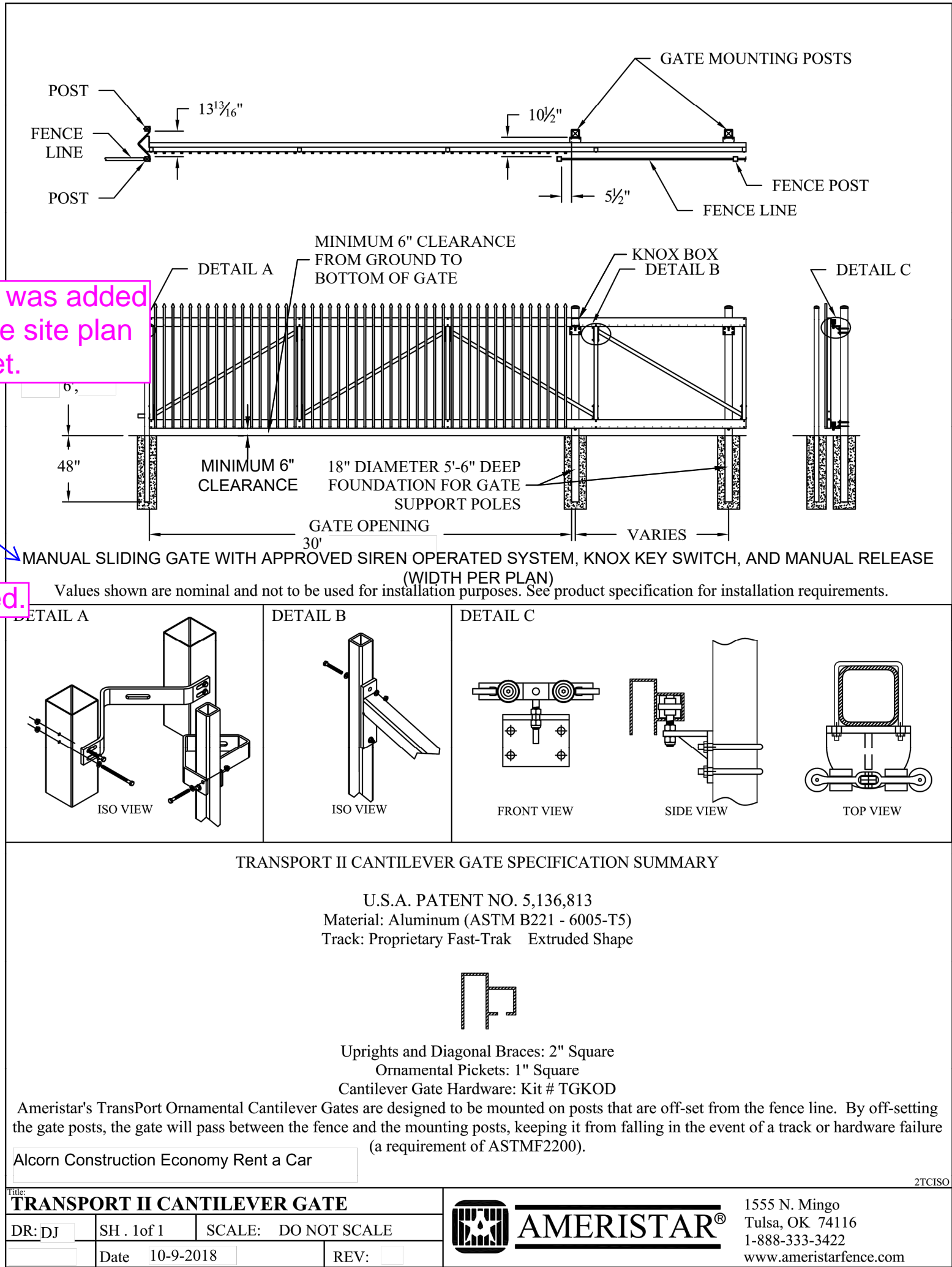
ECONOMY RENTAL PARKING EXPANSION AT PORTEOS	
SITE PLAN - PARCEL B	
CITY OF AURORA	
OVERALL SITE PLAN	
PRELIMINARY	
FOR REVIEW ONLY NOT FOR CONSTRUCTION	
Kimley»Horn Kimley-Horn and Associates, Inc.	
PROJECT NO. 196412000	SHEET 13

Please show the location for the card reader. Ensure that the card reader is not encroaching into the fire lane easement.

The primary gate is required to be Automatic. Please correct.

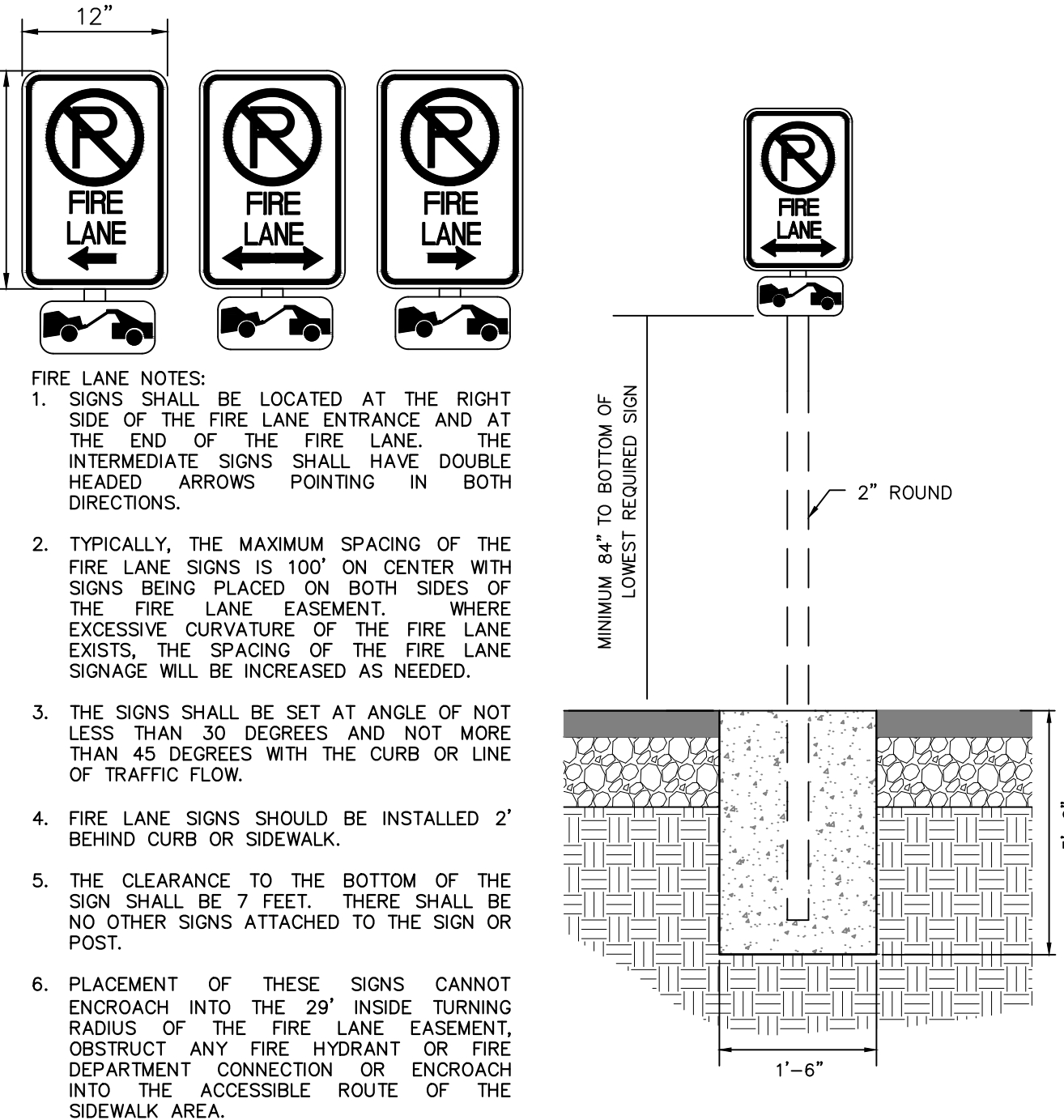
This has been revised.

This was added to the site plan sheet.

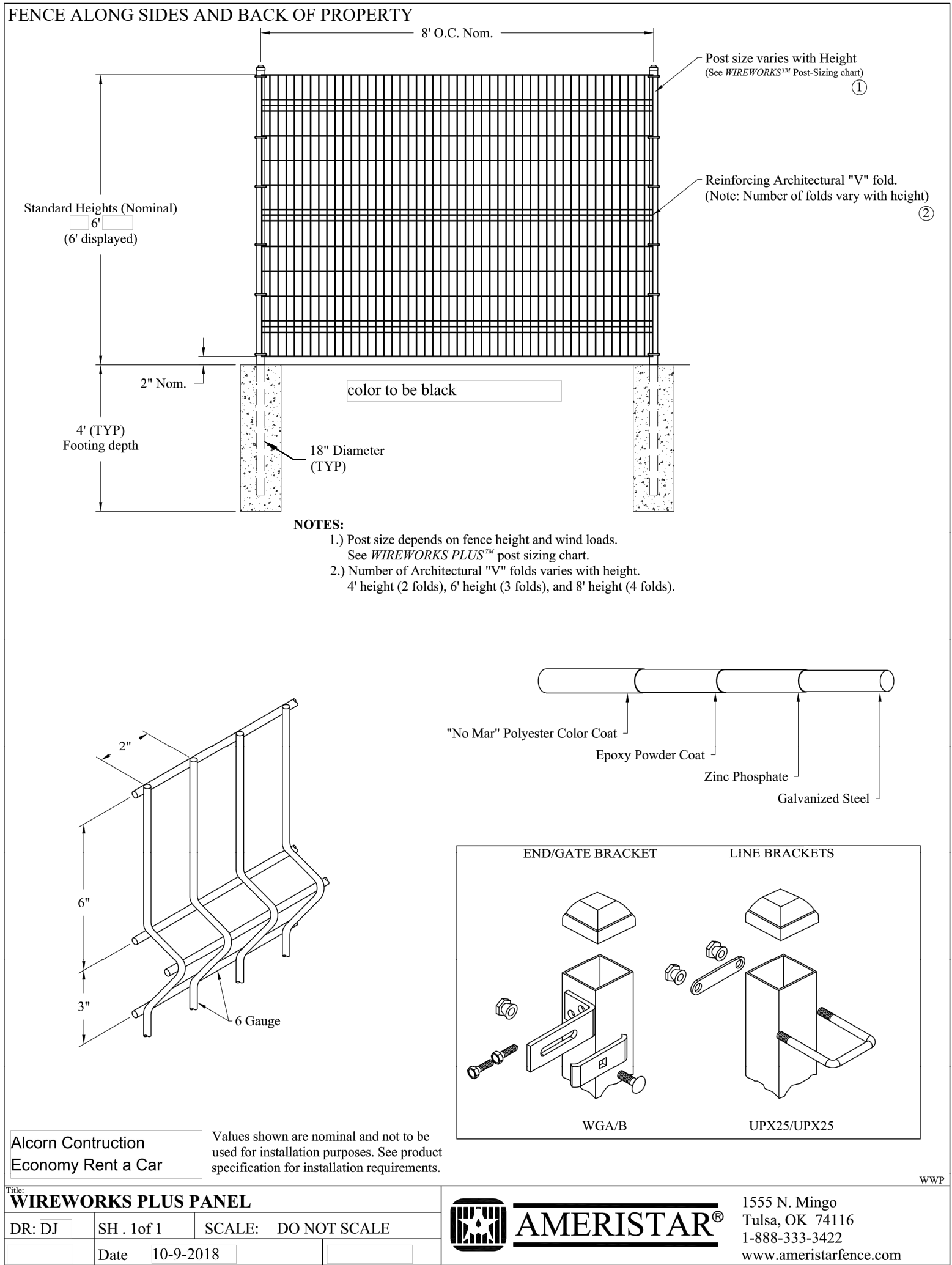


GATING SYSTEM NOTES:

- MANUAL SLIDING GATE WITH APPROVED SIREN-OPERATED SYSTEM, KNOX SWITCH, AND MANUAL RELEASE, WIDTH PER PLAN.
- 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.

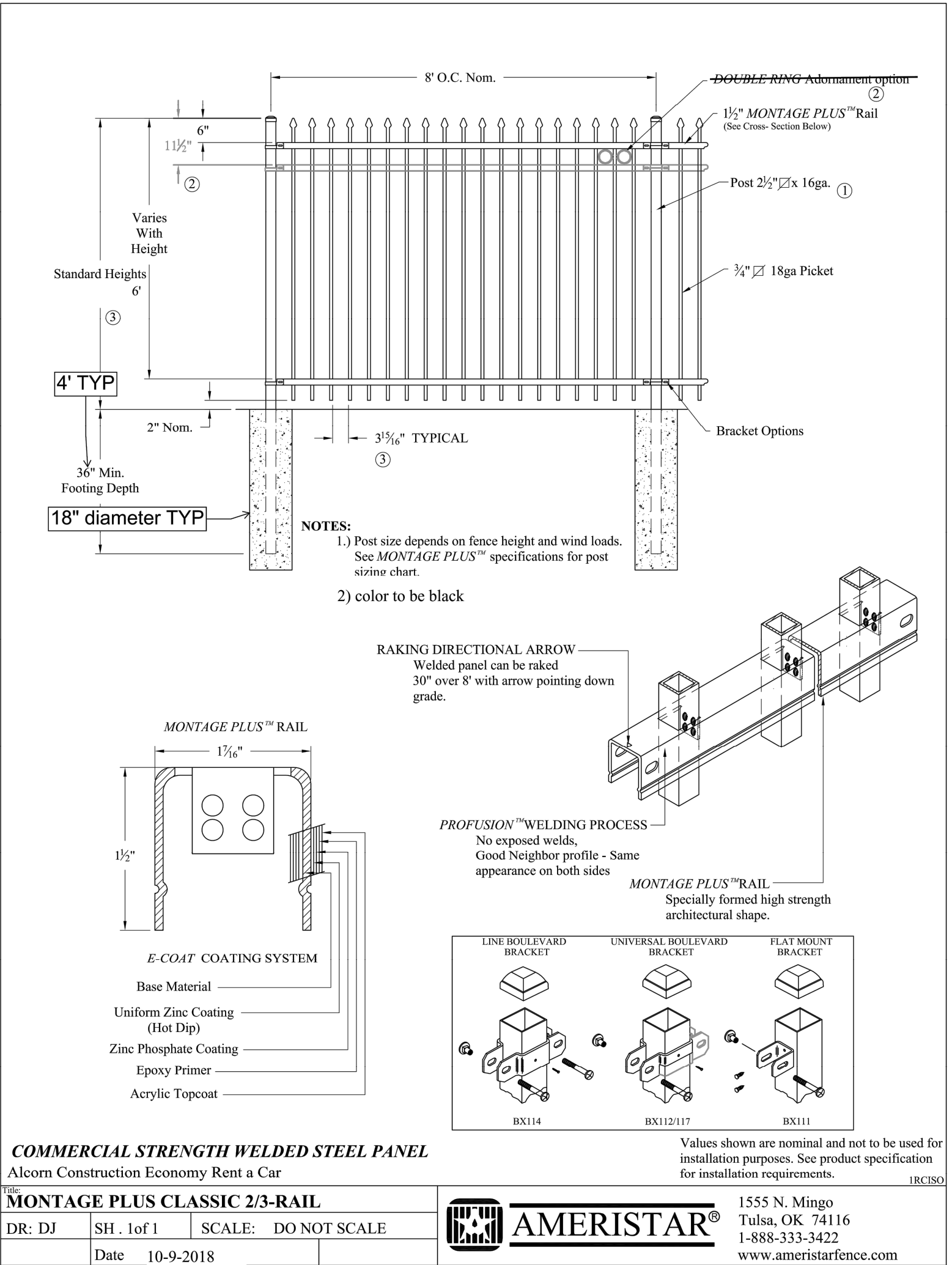
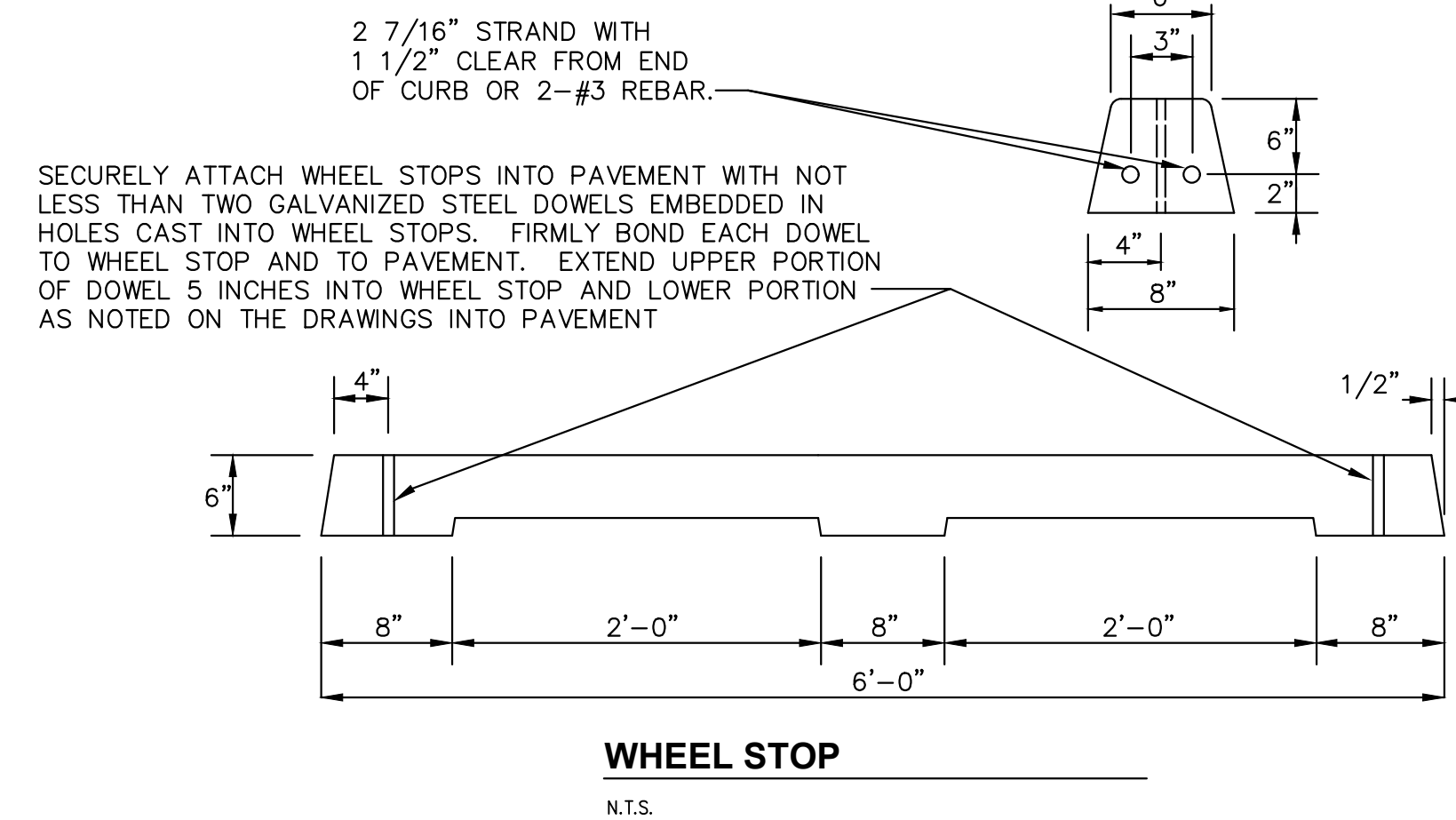


2 FIRE LANE SIGN
NOT TO SCALE



FENCING NOTES:

- WIREWORKS PLUS PANEL (SEE ABOVE) TO BE UTILIZE FOR SIDE AND REAR EDGES OF PARCEL B ONLY.



FENCING NOTES:

- MONTAGE PLUS CLASSIC 2/3-RAIL (SEE ABOVE) TO BE UTILIZE FOR EDGE OF PARCEL B ADJACENT TO JACKSON GAP WAY RIGHT-OF-WAY ONLY.

ALCORN ONLY 1/18/4/2008 AGE-BENEFIT-CAR-CAN-OR-UNSEEN-Parcel B-AVE-1964-2008 DT-Parcel B-DWG

NO.	REVISION	BY	DATE	APPR
1		MMM	06/02/23	MMM

Kimley»Horn

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

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

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SHEET

15

