

October 24, 2017

Debbie Bickmire, Planner I
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

**Re: Public Storage Site Plan – Minor Amendment - Case #1984-6032-04
Initial Review Comment Response Letter
Lots 1 & 2 Smoky Hill Commercial Subdivision**

Dear Debbie-

Thank you for comments and redlines received regarding the Public Storage Site Plan Minor Amendment for the referenced location, dated September 20, 2017. A revised drawing set, revised drainage information and a copy of the existing plat has been included in our resubmittal and second review of the proposed Public Storage redevelopment. Also included is a combined PDF showing truck turning movements, fire apparatus and a small moving truck, that have been used to coordinate fire and life safety.

In addition to drawing changes made as a result of your comments, there have been owner directed changes to the drawing set as well. These are as follows:

- The 4' high retaining wall that creates the stormwater detention basin on the west frontage of the property is now constructed of Redi Rock Blocks instead of cast-in-place concrete.
- The vertical elements on the new climate controlled building have been revised to include CMU block painted orange on the bottom of the element as opposed to orange EIFS. Public Storage has found this a more durable option as compared to the EIFS.

Please find below our responses to the initial review of the Site Plan for the proposed redevelopment at 1710 S. Abilene Street. To facilitate your review, we have included the original comments in *italicized* font, and have provided our responses in **bold**. This letter constitutes a complete response for all of the reviewers, organized into one single letter.

Please do not hesitate to contact us as noted below if you have any questions or require additional information related to these responses or this resubmittal. Thank you.

Sincerely,



Jeff Weeder
Galloway & Company Inc.
JeffWeeder@GallowayUS.com

Cc: Dan Matula - Public Storage
Tori Green, Patrick Gunn, David Ploense - Galloway & Company, Inc.

Referral Comments – Planning Department (Debbie Bickmire)

1. Completeness and Clarity of the Application

1A. Please add building numbers to each of the existing and proposed buildings. This will make them easier to reference.

RESPONSE: A numbering scheme has been added to all buildings.

1B. Add Total Building Coverage to the Site Data table.

RESPONSE: The Site Data Table has been updated to show total building coverages. Please see sheet #01.

1C. Show and label the existing sidewalk on Abilene Street.

RESPONSE: The existing sidewalk is shown and labeled on sheet #02.

1D. Clarify type(s) and height(s) of existing fences.

RESPONSE: Types and heights of existing fences have been updated on sheet #02.

1E. Move the Site Plan forward, to be the second sheet in the plan set.

RESPONSE: The site plan is now sheet #02 of the drawing set.

1F. Make the building outlines darker and more distinct.

RESPONSE: Linetypes for building outlines have been revised to be more distinct.

1G. Although there is a separate easement sheet, existing and proposed easements should be shown on the Site Plan and Landscape Plan.

RESPONSE: Easements, existing and proposed, are now shown on both the Site Plan and the Landscape Plan. Please see sheets #02 and #10.

1H. What is the status of the easement vacation? That process should be initiated with Real Property.

RESPONSE: Vacation of easements have not begun. That process will be initiated in concurrence with this resubmittal.

1I. Please remove the boxes around the details on Sheet 5.

RESPONSE: Boxes have been removed from around the details.

1J. Clarify what material is used to screen with the fencing. Clarify the locations this will be utilized.

RESPONSE: Additional information has been added to the detail regarding the materials for proposed fencing within the sliding gate and tube steel fence on sheet 5. The wire mesh indicated are used only in the vicinity of the vehicular and man gates to prevent people from

reaching through the voids in the fence to open the gate or from installing something between the voids to keep the gate open. The wire mesh will be the same color as the black fence. Public Storage utilizes steel fences with a similar appearance to wrought iron.

1K. *Delete the boxes around the details on Sheet 5. Try to increase the size of the details.*

RESPONSE: Boxes have been removed from around the details. Details have been enlarged. An additional sheet of details have been added (sheet #06)

1L. *Sheet 6 needs to be more readable. Please revise.*

RESPONSE: As this PBG is a scan of an old document, the legibility of Sheet #07 is wholly dependent upon the quality of the original. We recently received a PDF copy from the City and have used that in our resubmittal documents.

2. Parking and Loading Issues

2A. *Parking is required for the existing single story drive-up storage units. Parking and loading are prohibited in fire lane easements, and based on the parking count in the Turnmar Storage Site Plan, additional spaces had been provided to accommodate all the storage units. The parking requirement (per Code Section 146-1504, Table 15.1) for mini-storage is one space for each 1.5 employees, plus three spaces conveniently located at the registration area, and one additional loading space per 100 storage spaces. Please revise the parking provisions to include parking for the existing units.*

RESPONSE: Per discussions with Debbie Bickmire, the parking calculation has been revised to reflect the required and provided parking/loading as part of this redevelopment. This calculation can be found on the Cover Sheet (Sheet #01)

2B. *Show the calculations for the parking requirements in the Site Data Table.*

RESPONSE: The Site Data Table has been updated to include the parking calculations presented in the above proposal.

3. Architectural and Urban Design Issues

3A. *Provide elevations and label materials for the new walls proposed on one the story units that are being reduced in size.*

RESPONSE: Elevations with proposed materials for the one story units that are being reduced in size have been added to the plan set and indicate west elevations consisting of CMU painted to match the body color of the existing drive up units. In order to tie in the drive up units to the new climate control building, the west face is being accented with an orange stripe to match the new building. Please see sheet #14.

3B. *What is the “exposed foundation?” It isn’t shown on the elevations and appears to have considerable width. Please clarify.*

RESPONSE: The exposed foundation area is the location on the building where the finished grade falls away from the lowest course of building finish, exposing the concrete foundation wall. Per the proposed grading plan, a maximum of approximately 1’ will be exposed.

3C. *Revise the luminaire schedule to remove the poles. Clarify the pole height references, 20 feet vs. 20.5 feet.*

RESPONSE: The luminaire schedule on sheet #12 has been revised to remove the reference to poles. The correct pole/mounting heights for the site lights are indicated as 20' above finished grade.

4. Landscaping Issues

4A. *The maximum permitted height for retaining walls is 4 feet (Section 146-1432). The detail on Sheet 5 labels the height of the retaining wall at 4.5 feet. The top and bottom of wall elevations on the grading plan show wall heights at 4 feet. Please clarify.*

RESPONSE: The elevations indicated on the grading plan (sheet #08) are correct. The detail on sheet #05 has been revised to corroborate the elevations indicated on the grading plan.

4B. *Provide a non-street perimeter buffer along south property line (Section 146-1423) for the length of the site within the limits of disturbance. Buffer requirements and incentives can be found in Table 14.6.*

RESPONSE: A 9' wide landscape buffer is included along the south property line. Xeriscape plantings have been provided, allowing for the reduced the buffer width. The buffer table on sheet #10 has been updated accordingly.

4D. *The street landscape buffer should span the entire width of the site. Please add landscape in the southwest site corner.*

RESPONSE: The 25' wide street landscape buffer has been extended to the southwest corner of the site.

4E. *Please add additional trees in the southeast corner to bring the landscape in that area closer to compliance with the Turnmar Storage Site Plan and to enhance the buffer to the adjacent to the residential property.*

RESPONSE: Three 2.5" caliper Imperial Honeylocust trees have been added to the southeast corner of the site. Please reference sheet #10.

4F. *Clarify the quantity of cool season grasses. How much is existing? Revise the total in the data table accordingly.*

RESPONSE: 8,951 SF of cool season grasses have been proposed to be added to the site within the limits of disturbance. There are no existing cool season grasses within the limits of disturbance that will remain. Proposed cool season grasses are to match the variety of the existing cool season grasses that are outside the limits of disturbance. There is 4,436 SF of existing cool season grass outside of the limits of development that is to remain. The data table has been updated accordingly.

4G. *Add the landscape requirements to the buffer table.*

RESPONSE: Landscape requirements for tree and shrub quantities have been added to the buffer table. Please see sheet #10.

4H. *Delete all construction related notes. See Landscape Manual for required notes.*

RESPONSE: Construction related notes have been deleted as requested. Required landscape notes per the landscape manual have been added to the sheet #11.

4I. *Add details for the steel edging and the pedestrian guardrail.*

RESPONSE: Steel edging detail has been added to sheet #11. Additional handrail details are now located on sheet #06.

4J. *List the surface materials being used and add the height of the pole lights in the notes on Sheet 10.*

RESPONSE: Surface materials have been labeled on the landscape plan on Sheet #10. Height and finish of light poles have been added to legend on Sheet #1.

Referral Comments – Civil Engineering (Kristin Tanabe)

5A. Sheet 3, Site Plan

- *Dimension the existing sidewalk.*

RESPONSE: The existing sidewalk has been dimensioned. See sheet #02.

- *Show and label the drainage easement for the detention pond.*

RESPONSE: The drainage easement for the detention pond has been labeled. See sheet #02.

- *Identify the pavement material(s)*

RESPONSE: Pavement materials (existing and proposed) have been labeled. See sheet #02.

5B. Sheet 5, Site Details

- *Retaining walls greater than 48" tall require structural calculations.*

RESPONSE: Understood. The proposed wall height is 48" per the grading plan. The detail on sheet #05 has been revised to match the elevations on the grading plan.

5C. Sheet 7, Grading Plan

- *The maximum slope to down to the public way is 4%.*

RESPONSE: Slope arrows have been added/revised on sheet #07 to indicate the proposed slope down to the public ROW is less than 4%.

- *The minimum slope away from the building is 5% for 10' in landscape areas, and a minimum 2% for impervious surfaces. Please review and revise as needed.*

RESPONSE: Minimum slopes away from buildings of 5% for landscape areas and 2% for impervious surfaces have been confirmed for the redevelopment area. Please see sheet #08.

- *The minimum slope for pavement is 1% for asphalt and 0.5% for concrete. Please review and revise as needed.*

RESPONSE: Minimum slopes for asphalt and concrete within the redevelopment area have been confirmed. Please see sheet #08.

5D. Review comments of the drainage letter are forthcoming and will be sent separately.

RESPONSE: Comments indicated in the drainage letter were accommodated on a case-by-case basis within the resubmitted drainage letter.

6. Referral Comments – Real Property (Darren Akrie)

Comment

6A. *There are a number of easements that will have to be released based on your new site plan. Contact Maurice Brooks in Real Property at 303-739-7300 for submittal requirements. Once Maurice has received what he needs, it usually takes 4-6 weeks to complete the process. The site plan and/or plat will not be recorded until these documents are complete and ready to record.*

RESPONSE: Understood. Thank you. Public Storage intends to enter into this process in earnest once we have a level of comfort that the Minor Site Plan Amendment will be approved and thus all locations for easement releases are set.

7. Referral Comments – Fire/Life Safety (Neil Wiegert)

Autoturn Exhibit

7A. Sheets 2 & 3 Fire Truck Turning Exhibits

- *Per your response letter, this exhibit reflects the Bronto F-110. The Bronto F-114 is the only type of rig that would be considered for use with an Auto-Turn Exhibit. If this exhibit is resubmitted reflecting this rig, it shall also clearly show the reconfigured fire lane easements requested on the Site Plan. (NOTE: As of this review, the submitted Autoturn exhibit will not be utilized or approved.)*

RESPONSE: Fire Truck Turning Exhibits have been revised to include the Bronto F-114 rig. The site plan and easement plan (sheets #02 and #03 respectively) have been revised to include the proposed fire lane easements as proposed.

Site Plan

7B. Sheet 3, Site Plan

- *Show the accessible route extending to the trash enclosure, and within a minimum 36" wide painted crosswalk. Note the curb ramp at the sidewalk termination.*

RESPONSE: The accessible route has been extended to the trash enclosure and includes a 36" wide painted crosswalk. The curb ramp at the east end of the walk has been noted. Please see site plan (sheet #02).

- *Although the proposed fire lane is shown in the legend, it is not shown on the plan. Please add.*

RESPONSE: Proposed fire lane easements are shown on the site plan as requested.

- *Revise fire Department Connections to “FDC w/ Approved Knox Plugs/Caps.”*

RESPONSE: The site plan has been updated to include FDC w/ Approved Knox Plugs/Caps” as requested. See sheet #02.

- *Add Knox Box symbol adjacent to man-gate.*

RESPONSE: A Knox Box location has been indicated adjacent to the man-gate, as requested. Please see sheet #02 for the inclusion of the Knox Box symbol.

- *Label the Fire Riser Room.*

RESPONSE: The Fire Riser Room has been labeled on sheet #02 as requested.

- *Please revise the proposed sliding gate to 26’ to be consistent with the 26’ fire lane easement.*

RESPONSE: The sliding gate has been revised to show an opening of 26’ to match the accompanying 26’ wide fire lane easement. Please see Sheet #05).

7C. Sheet 4, Easement Plan

- *All new dedicated 26'-0" wide fire lane easements, and where new fire lane easements connect to the existing fire lane easements serving the undisturbed buildings on the east side of the site, are required to reflect a standard minimum turning radius of 26’ inside and 52’outside. As of this review, the submitted Autoturn exhibit will not be utilized or approved.*

RESPONSE: The revised Autoturn exhibits with the updated truck sizes indicate safe fire truck movements through the site in both the redeveloped areas and the “existing to remain” areas.

- *Verify the width of the existing fire lane easement at the east side of the site.*

RESPONSE: The width of the eastern most north/south existing fire lane easement is 26’ per Plat Book 78, PG. 48. A copy of this plat is included in the resubmittal for your reference.

7D. Sheet 5, Site Details

- *Revise Detail 1 to show width of 26’ clear at both vehicular gates.*

RESPONSE: Detail 1 on sheet #05 has been revised to indicate 26’ clear to match the Fire Lane Easement widths.

7E. Sheet 8, Utility Plan

- *Revise labels as shown on redlines.*

RESPONSE: Labels on the Utility Plan (sheet #09) have been revised as requested.

7F. *Sheet 9, Landscape Plan*

- *Add or revise labels as shown on redlines.*

RESPONSE: Labels on the Landscaping Plan (Sheet #10) have been revised and/or added as requested.

7G. *Sheet 11, Photometric Plan*

- *Show the accessible route to the trash enclosure. Verify the route meets the 1 footcandle minimum.*

RESPONSE: The accessible route to the trash enclosure has been included on the photometric plan. Site lighting has been revised to achieve the minimum 1 footcandle requirement.

7H. *Sheet 13, Architectural Elevations*

- *Add a label and symbol to show the location of the Knox Box.*

RESPONSE: Labels and symbols have been added to the Architectural Elevations (sheet #13) to indicate the location of the Knox Box.

- *Add labels for FDC and Fire Riser Room as shown on the redlines.*

RESPONSE: Labels for the FDC and Fire Riser Room have been added to the Architectural Elevations (sheet #14) per the Fire Department/Life Safety redlines.

8. Referral Comments – Aurora Water (Vern Adam)

8A. *A maintenance access is needed for the detention pond.*

RESPONSE: All weather access is located on the north side of the detention pond. Please see reference the grading plan and the landscape plan for further details.

8B. *Sheet 4, Easement Plan*

- *The fire hydrant and lateral must be located within a utility easement.*

RESPONSE: The fire hydrant and associated lateral located adjacent to the north property line will be located within a utility easement. Please reference revisions to sheet #04 indicating the proposed easement width and location

- *Show the water meter location, size and pocket easement for the meter pit.*

RESPONSE: The water meter location and size with associated easements have been added to the easement plan.

8C. *Sheet 8, Utility Plan*

- *Add gate valves at new point(s) of connection for new water lines.*

RESPONSE: Gate valves have been added to the new water line connections. Please reference the Utility Plan (sheet #09).

9. Referral Comments – Traffic (Victor Rachael)

Autoturn Exhibit

9A. *The proposed driveway is two-lane, therefore the truck must stay in one lane. Please revise.*

RESPONSE: The truck movement has been revised to show the truck staying in the appropriate exiting lane. Please see revised exhibit.

10. Referral Comments – Forestry (Rebecca Lamphear)

10A. *There are several trees that will be impacted by redevelopment of this site. Below is the list of those trees that will require mitigation. Due to the location and species of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting Fund.*

RESPONSE: Trees identified as being required for removal will be mitigated through proposed trees totaling 19.5 caliper inches. Please reference the tree mitigation table on sheet #10

10B. *Tree protection measures will be needed for the existing trees in proximity to the storm sewer installation. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.*

RESPONSE: Tree protection notes and details have been added to the landscape notes. See sheet #11.

10C. *Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.*

RESPONSE: A tree mitigation chart has been added to the landscape plan. Trees planted as part of the mitigation effort have been noted on the plan. Please see sheet #10.

10D. *The caliper inches that will be lost are 56", but only 19" would be required for planting back onto the site. The mitigation value is \$2,700.00.*

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

TREE #	SPECIES	DIAMETER	BASIC VALUE	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Green ash	13	\$5,299.30	\$476.94		4
2	Austrian pine	13	\$5,299.30	\$715.41		4
3	Green ash	9	\$2,534.70	\$228.12		3
4	Pinyon pine	9.5	\$2,825.29	\$444.98		3
5	Pinyon pine	11.5	\$4,144.77	\$839.32		5
Total		56	\$6,970.06	\$2,704.76		19

RESPONSE: Thank you for the calculation. Public Storage intends to mitigate by planting new trees as indicated on the tree mitigation table on sheet #10. There are 19.5 caliper inches proposed on the landscape plan to replace the 19 caliper inches to be removed. Imperial honeylocust trees and pinyon pines have been proposed as mitigation trees and noted on the plan.