



Planning Division
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November 17, 2017

Mr. Jeff Weeder
Galloway & Company, Inc.
5300 DTC Parkway, Suite 100
Greenwood Village, CO 80111

Re: Second Submittal Review: Public Storage Site Plan (formerly Turnmar Storage) – Minor Amendment
Case Number: 1984-6032-04

Thank you for your initial submission, which we started to process on October 31, 2017. We reviewed your submittal and our comments are attached along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments.

Several minor items remain, so you will need to make another informal submission. Please make the revisions noted or provide additional information as requested and send the revised plans to me by email. Staff will review the revised plans and notify you if you can print mylars.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Planner I
City of Aurora Planning Department

cc: Margee Cannon, Neighborhood Liaison
Gary Sandel, ODA
Filed: K:\SMA\2017 MAs\1984-6032-04 Public Storage Site Plan\review 2\1984-6032-04_rev2.rtf



Second Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- License Agreements and Easement Recordation (Real Property)
- Required Site Plan Notes (Planning)
- Fire Equipment Access (Life/Safety)
- Easement and Utility Locations (Aurora Water)
- Address all redline comments on the Site Plan from all City departments regarding items such as site data, notes, landscape, retaining walls and tree mitigation.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Revise the Notary Block per the City standard.

1B. See the attached Site Plan Notes and make sure all required site plan notes are provided on the cover sheet.

1C. Please revise the site data to remove the signage lines as shown on the redlines. The approximate location of the monument sign is shown on the site plan and code compliance is included in the site notes.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Real Property Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

2A. Begin the easement dedication and easement release processes. 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 will not be recorded until these documents are complete and ready to record.

2B. The License Agreement is needed for the various encroachments into the different types of easements. Contact Andy Niquette in Real Property at 303-739-7325 or aniquett@auroragov.org for the submittal requirements. Once he receives what he needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will record the site plan.

3. Fire / Life Safety (Neil Wiegert / 303-739-7613 / nwiegert@auroragov.org / Comments in blue)

3A. Life Safety is waiting for feedback from the Fire Department regarding the autoturn exhibit. It is their intention to test the radii. We are still

3B. SHEET 05

- Revise the Gate Plan View Detail label to: 26' WIDE (CLEAR) SLIDING ENTRANCE GATE

3C. SHEET 9

- Revise Fire Line Label as indicated on redlines.

3D. SHEET 10

- Label the 26' Fire Lane Easement as shown on the redlines.
- Revise labels as shown so easements are not covered.

4. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

4A. Revise the detention pond access to provide a minimum of 10 feet.

4B. No buildings can encroach into utility easements. Review the locations of all buildings and revise if necessary.

4C. Make sure the water line is a minimum of 8 feet from the edge of the utility easement.

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

Project has met Forestry's tree preservation and mitigation requirements.



Required Site Plan Notes

(Copy applicable notes to your Site Plan)

1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code.
3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."

4. Commercial Projects built under the 2015 IBC:

“accessible exterior routes” shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36” and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2015 international building code, chapter 11, and the International Code Council (ICC) a117.1-2009.

(Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).

Accessibility Note for Commercial Projects Built under the 2009 IBC:

“accessible exterior routes” shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36” and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements

5. The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.



7. All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.

8. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.

9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.

10. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.

11. Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.

12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.

13. All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.

14. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

15. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.



16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.

17. *(This note is required only when applicable)--*

Attention Building Department: An acoustic analysis, prepared by an acoustic expert, and prepared according to the Planning Application Guidebook instructions, will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding Ldn ____ (Ldn value to be determined for each project) under worse-case noise conditions.

18. *(This note is required only when applicable)--*

The vendor of any future sale of the real property shall provide the required notice per City Code Section 146-1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.

19. *(This note is required only when applicable) --*

State any requested waivers of development standards and the applicable terms and conditions pursuant thereto.

20. *For proposed auto repair/service uses, add the following note:*

- There will be no outside, overnight storage of vehicles on the site.

21. *For proposed auto sales lots, add the following notes:*

- No loading and unloading of vehicles will be allowed in the public rights-of-way.
- No parking or sale of display vehicles will occur in the public rights-of-way.
- No vehicle shall be parked, stored or displayed for purpose of sale in the designated display spaces that shows evidence of having flat tires or has exterior body damage that is obviously visible from public rights-of-way.
- No vehicle ramp display equipment will be allowed on the site and no vehicle(s) for display or sale shall be mounted on vehicle ramp display equipment.

BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.

Note: This form is also available online:

<https://www.auroragov.org/CityHall/FormsAndApplications/Development/index.htm>