

Re-submittal Form

RCU2022-00016

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner, Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination

RESUBMITTAL CONTENTS

PLN01: LANDSCAPING

PLN02: LIGHTING

PLN03: PARKING

PLN04: SITE PLAN

ROW 1: DRAINAGE POND

ROW 2: SEPTIC SYSTEM

ROW 3: AURORA ROW DEDICATION

ENV 1: PERMIT FOR INERT FILL DIRT

ENG 1: FLOODPLAIN USE PERMIT ENG

ENG 2: STORMWATER PERMIT ENG

ENG 3: CONDITIONAL USE PERMIT ENG

ENG 4: PERMIT FOR INERT FILL DIRT

ENG 5: DRAINAGE REPORT

ENG 6: DRAINAGE REPORT & PLANS

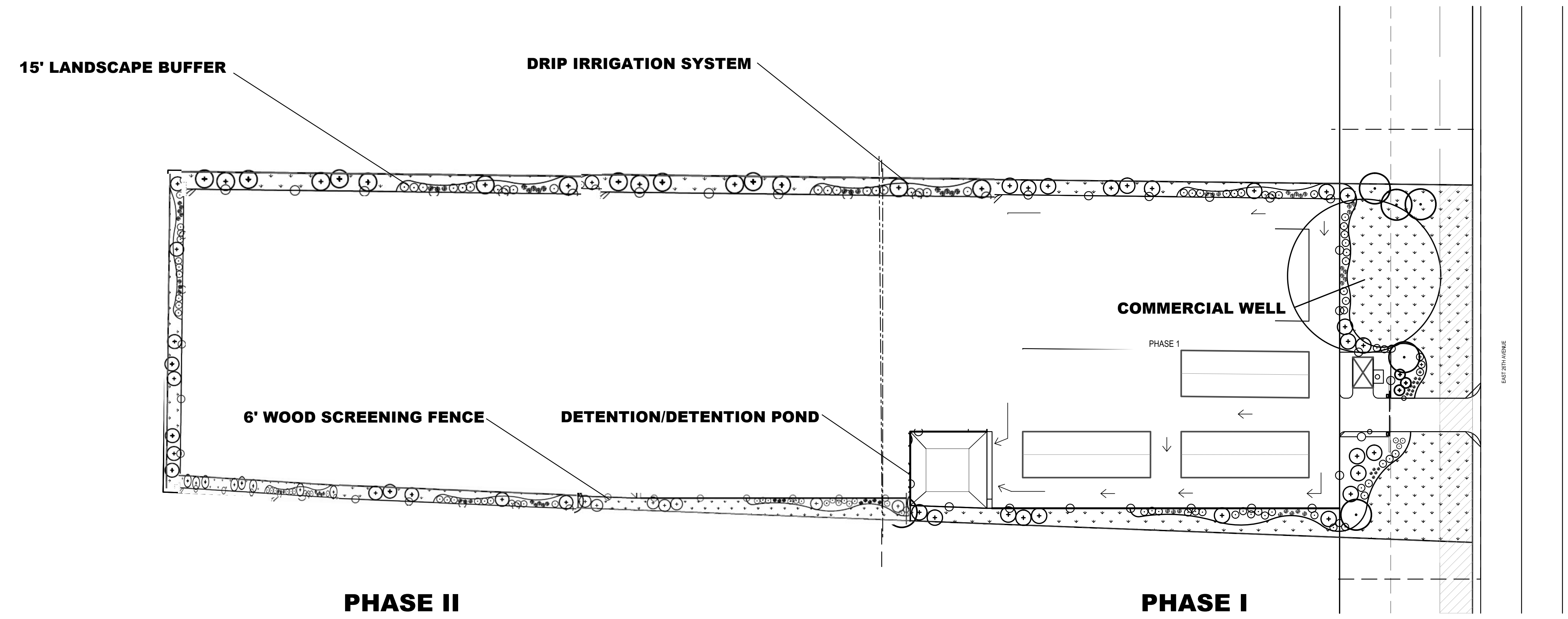
ENG 7: TRIP GENERATION ANALYSIS

ENG 8: RIGHT OF WAY

PLN01: Landscaping - need a detailed landscaping plan. Please provide a landscaping plan for the whole parcel, including what was approved in Phase I.

PHASE I & II LANDSCAPING

BOTH WERE COMPLETED DURING INTIAL BOCC APPROVAL



VIP PARKING
 23905 EAST 26TH AVENUE
 AURORA, CO

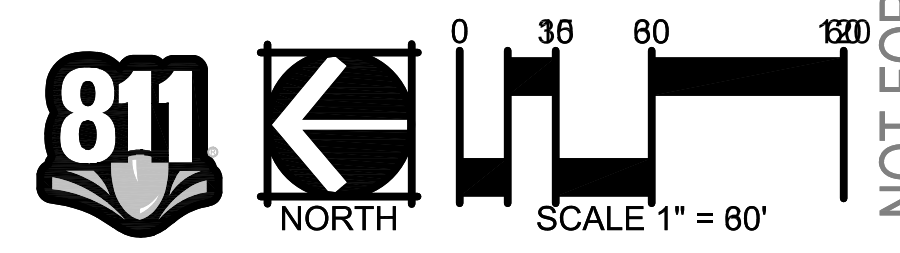
OWNER:
 VIP PARKING LLC
 5452 S ALGONQUIAN COURT
 AURORA, CO 80016
 ROB GONZALEZ-303-798-4300

NOT FOR CONSTRUCTION

DATE:
 05/24/2018 CUP
 SUBMITTAL
 08/24/2018 CUP
 SUBMITTAL
 04/03/2019 CUP
 SUBMITTAL

SHEET TITLE:
 SITE PLAN

CHECKED BY: XX
 DRAWN BY: XX



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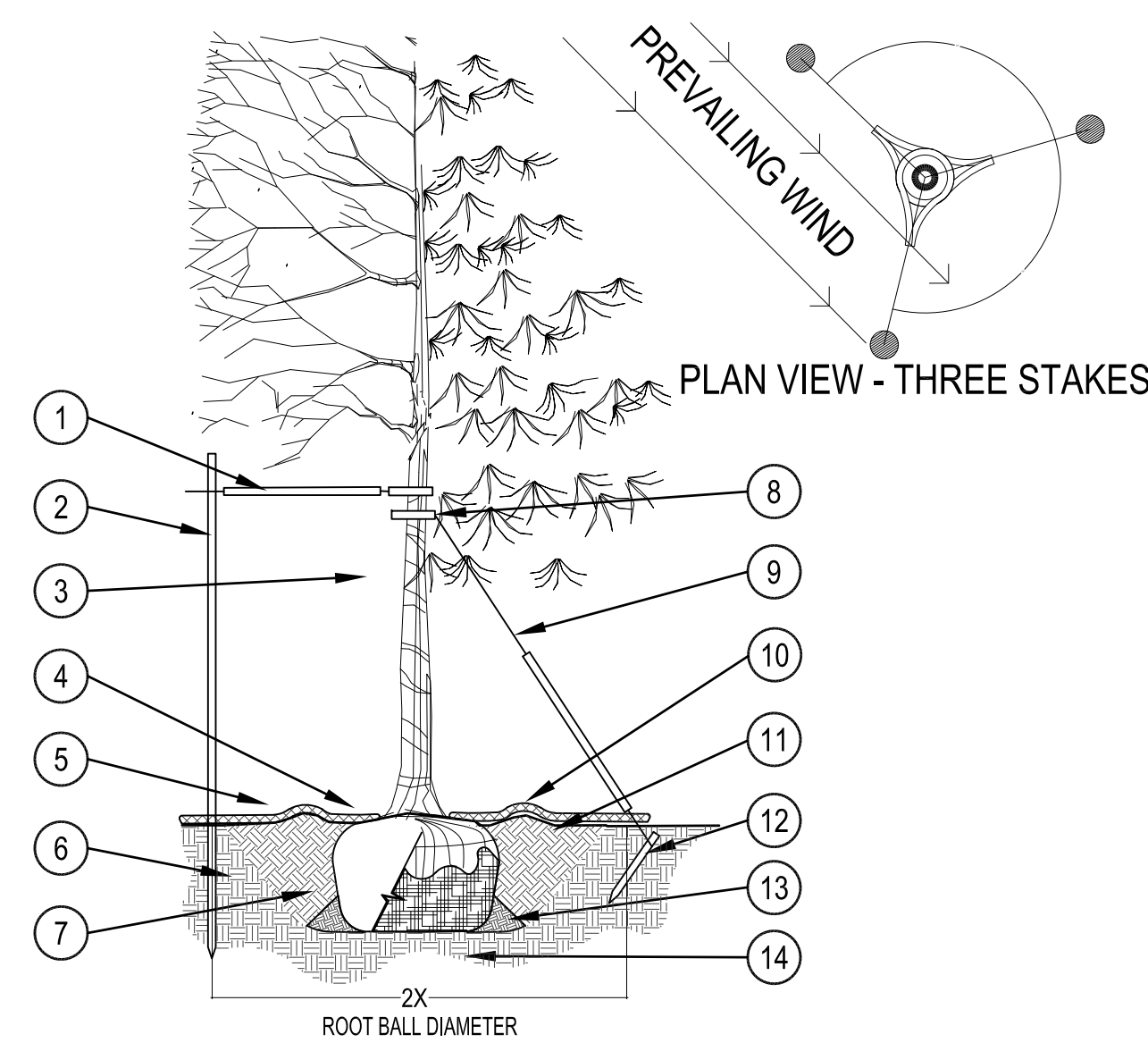
PLANT LIST

LANDSCAPE PLANT LIST

ABR	COMMON NAME	BOTANICAL NAME	SIZE & COND. (UNLESS OTHERWISE NOTED)	QTY.	DECIDUOUS SHRUBS				
DECIDUOUS CANOPY TREES					RDW	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	5 GAL	3
COT	COTTONWOOD	POPULUS SARGENTI	3" CAL. B&B	7	SSK	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	5 GAL	15
EVERGREEN TREES					TWS	TALL WESTERN SAGE	ARTEMISIA TRIDENTATA	5 GAL	15
AUS	AUSTRIAN PINE	PINUS NIGRA	6' HEIGHT B&B	13	EVERGREEN SHRUBS				
PIN	PINON PINE	PINUS EDULIS	10' HEIGHT B&B	7	SEA	SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	5 GAL	2
SBH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6' HEIGHT B&B	4	ORNAMENTAL GRASSES				
			10' HEIGHT B&B	11	PAH	PLUME GRASS	ERIANTHUS RAVENNAE	#1 CONT.	40
			#15 CONT.	3	RSG	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	20

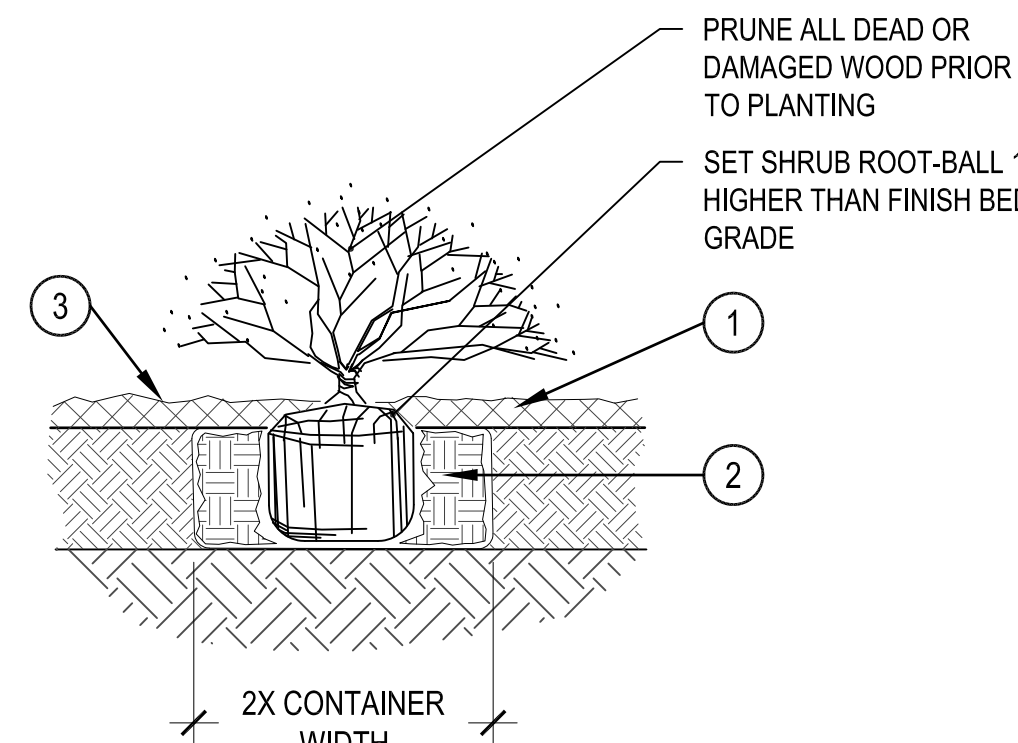
LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, ROCK MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL CONSIST OF 50% 3/4" RIVER ROCK AND 50% 1-1/2" RIVER ROCK OF THE SAME COLOR AND ROCK TYPE. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH DOUBLE SHREDDED CEDAR LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED BY 4" x 14 GAUGE GREEN ROLL TOP EDGER, RYERSON OR EQUAL.



1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

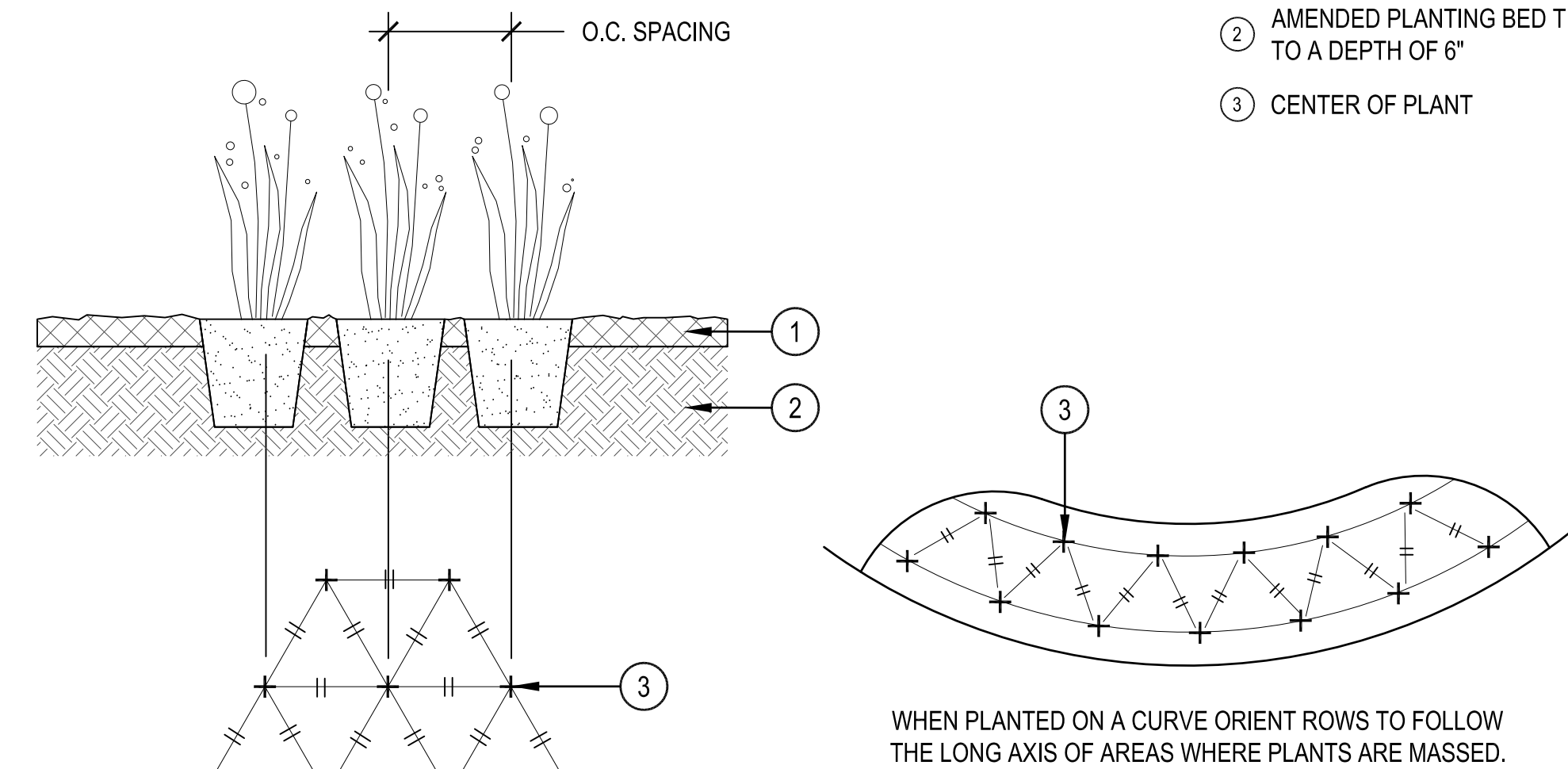


2 SHRUB PLANTING

- SPECIFIED MULCH
- AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- FINISH GRADE (TOP OF MULCH)

- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

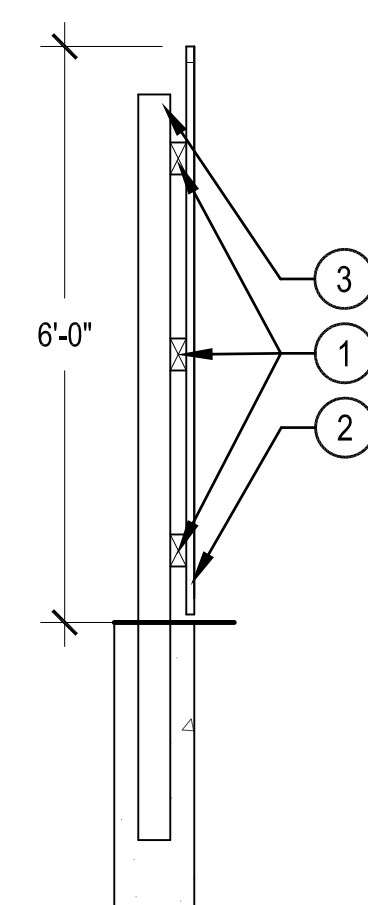
SCALE: 1-1/2" = 1'-0"



3 PERENNIAL PLANT LAYOUT

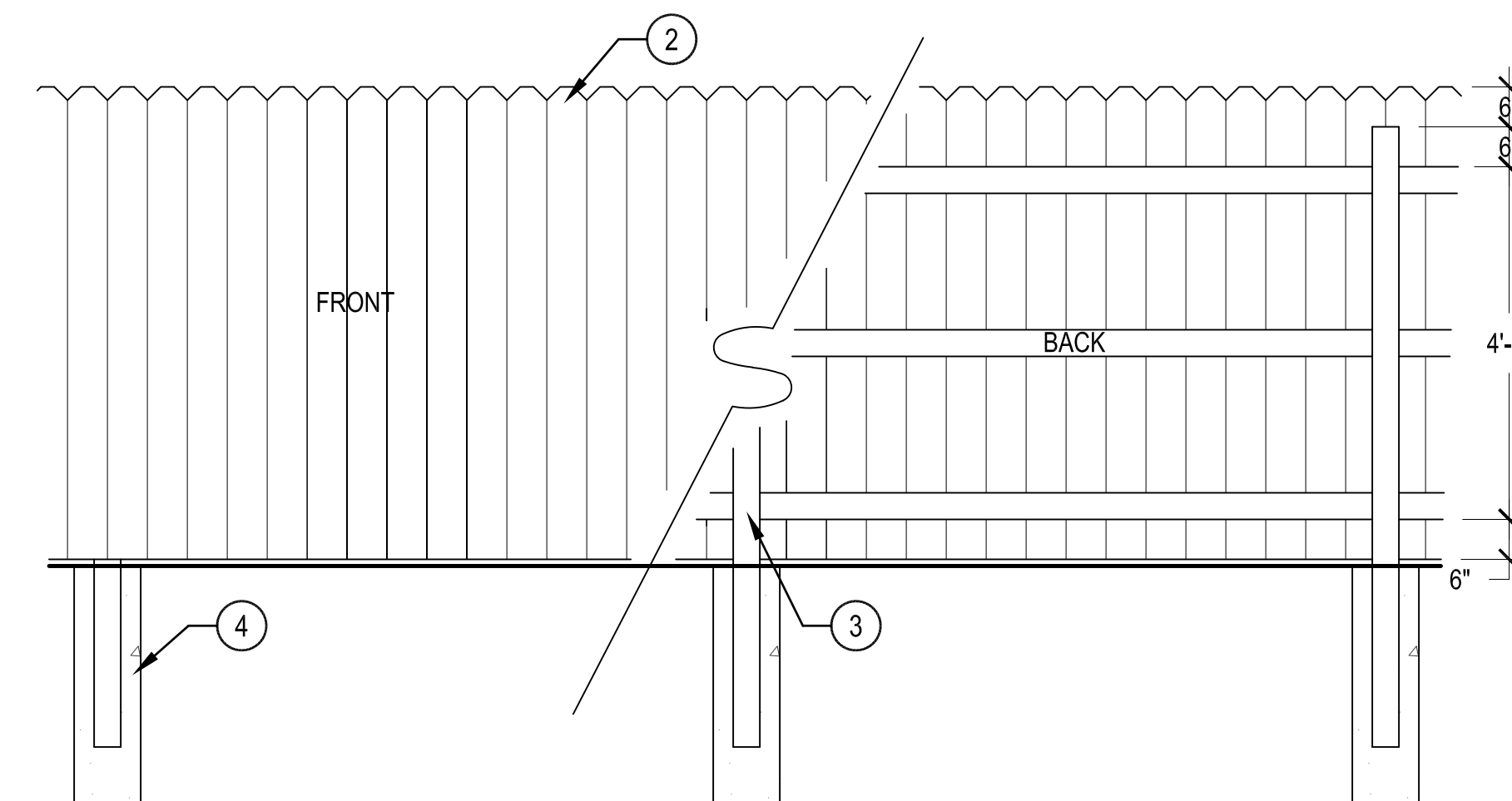
SCALE: 1" = 1'-0"

- 2"x4" CEDAR RAILS ON BACK OF FENCE (TOP, MIDDLE, & BOTTOM)
- 1"x6" CEDAR PICKETS WITH 'DOG EAR' TOPS
- 4"x4" CEDAR POSTS ON BACK OF FENCE 8' O.C.
- CONC. FOOTING 10" MIN. DIAMETER 36" DEPTH

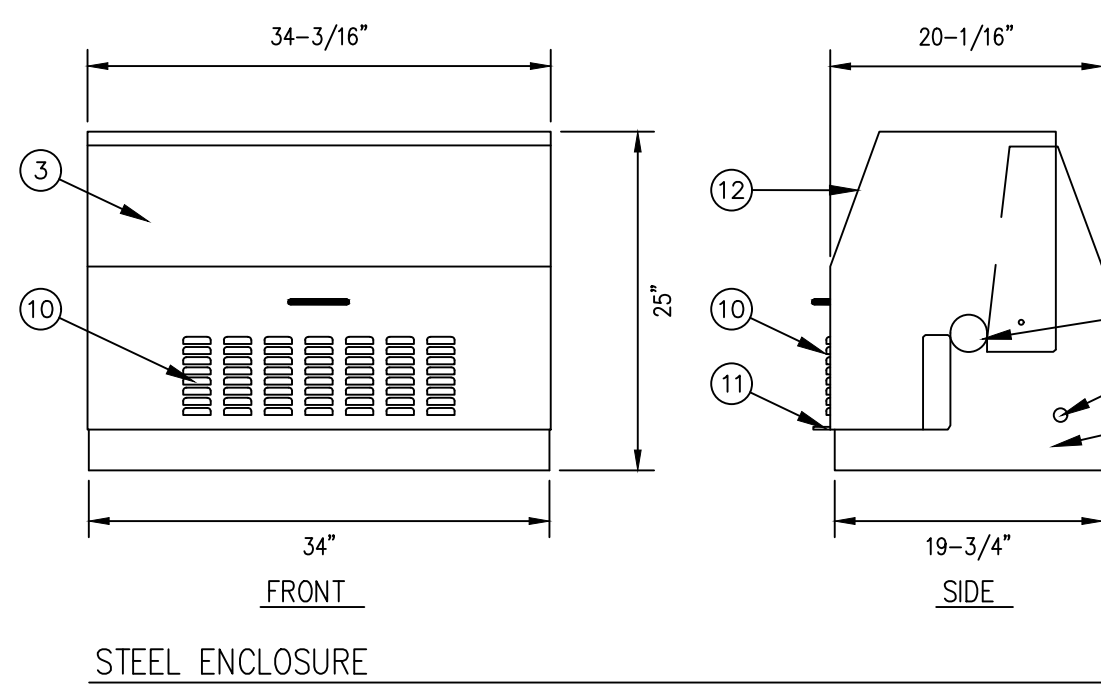
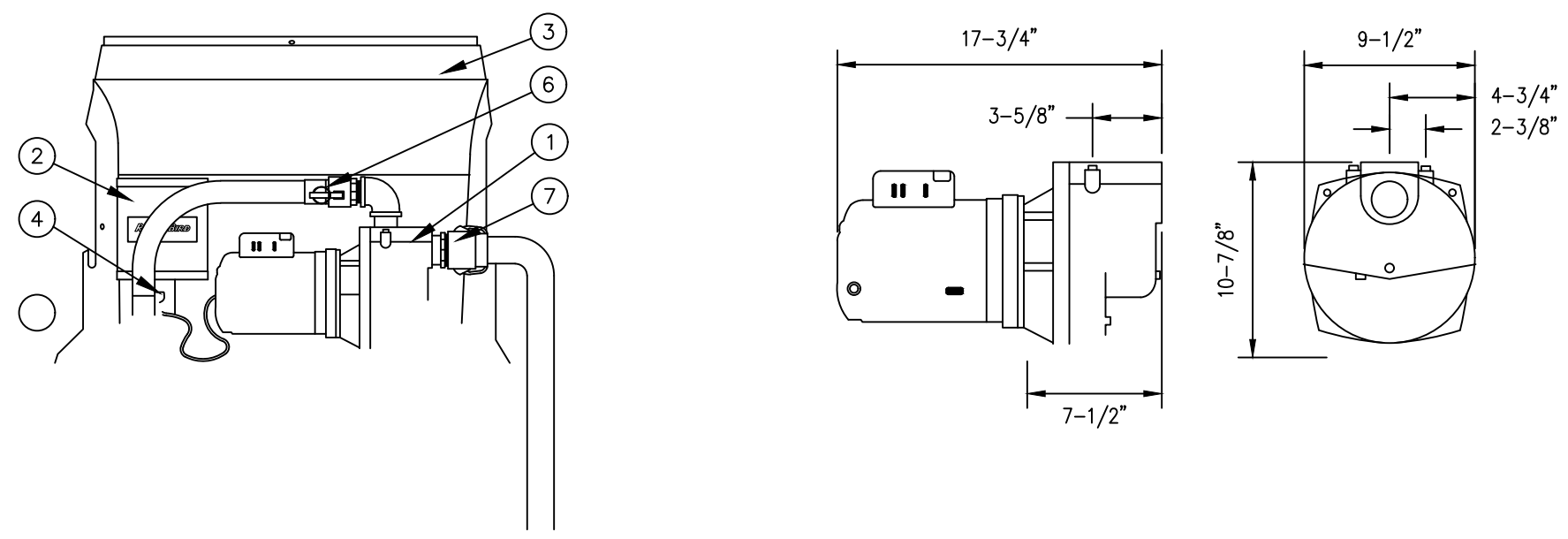
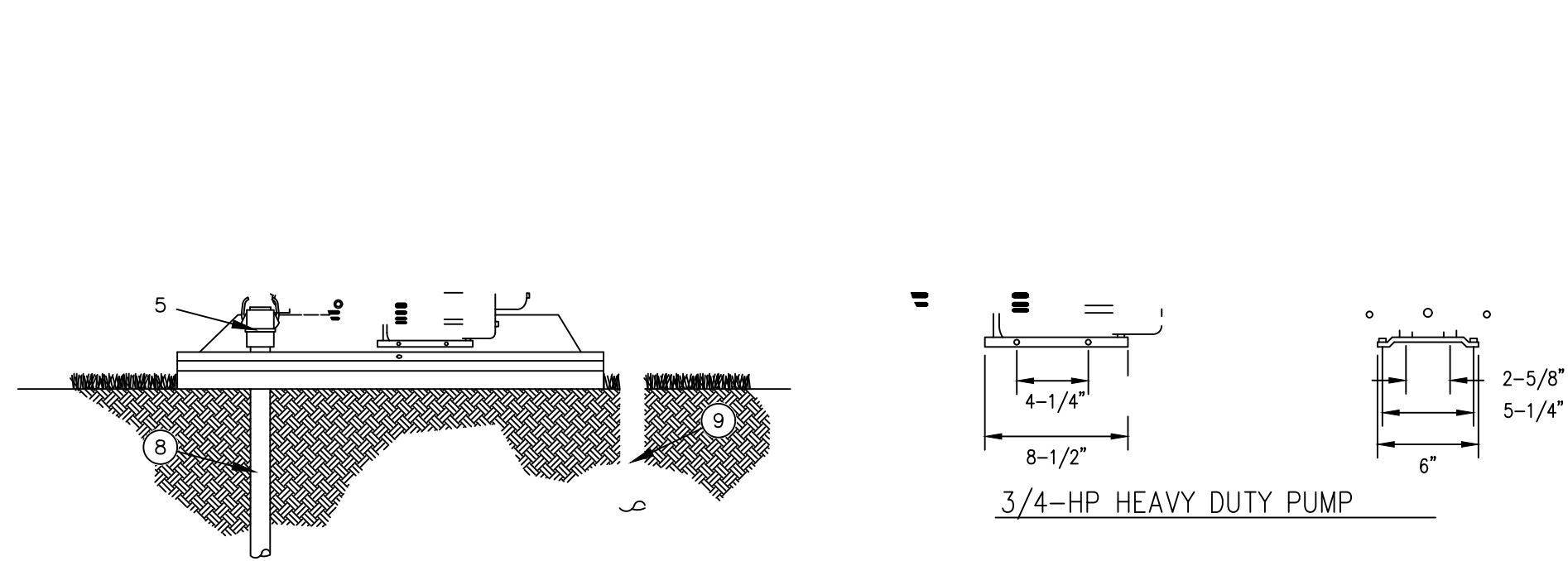


4 6' WOOD FENCE

SCALE: 1/2" = 1'-0"



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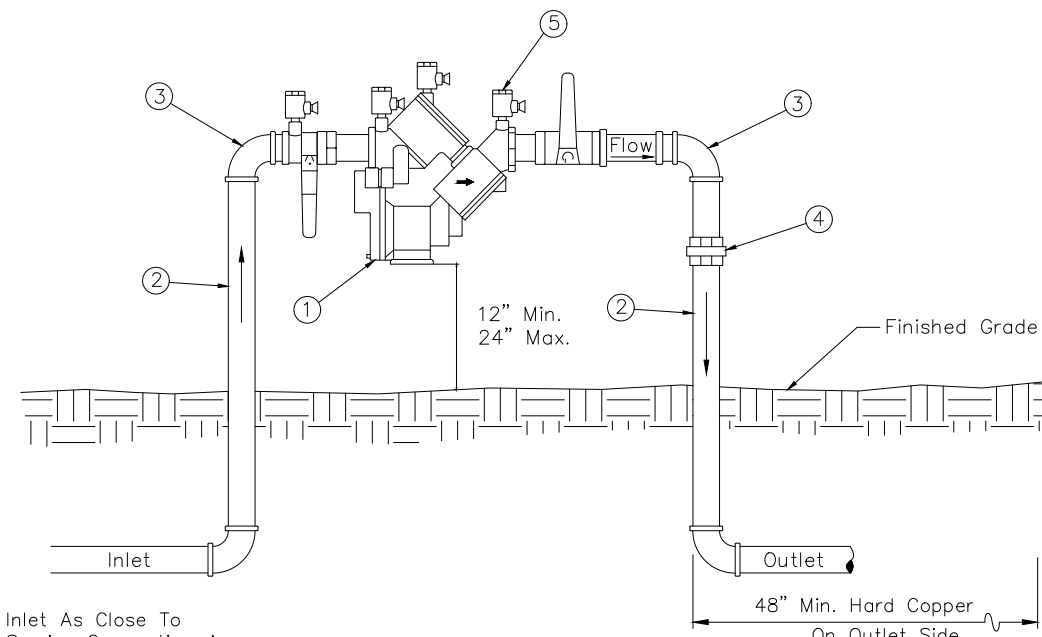


- 1 3/4-HP HEAVY DUTY PUMP
- 2 PSR-P
- 3 CLAM SHELL POWDER COATED STEEL ENCLOSURE
- 4 230 VOLT MAIN POWER PLUG WITH QUICK DISCONNECTING PIGGY-TAIL CORD
- 5 1-1/2" PVC ADAPTER
- 6 QUICK DISCONNECTING COUPLING
- 7 QUICK DISCONNECTING COUPLING
- 8 1-1/2" DISCHARGE LINE
- 9 2" SUCTION LINE
- 10 COOLING LOUVRES
- 11 PADLOCK HASP
- 12 ENCLOSURE TOP COVER
- 13 INTAKE/DISCHARGE HOLE (BOTH SIDES)
- 14 #1" KNOCK OUT FOR 3/4" CONDUITS (BOTH SIDES)
- 15 ENCLOSURE BASE

LC750 3/4 HP PUMP STATION OR SIM.
 N.T.S.

GENERAL NOTES

1. Backflow assemblies must be tested by a certified tester that is recognized by the City of Scottsdale.
2. Copper fittings shall be connected with lead free solder joints or approved equal.
3. Finished grade underneath the backflow preventer shall be at 95% compaction.
4. All nipples to be copper or brass.
5. Inlet / outlet piping must be type "K" hard copper.
6. Call for underground inspection before backfilling trench.
7. Approvals for backflow assemblies must have Seal Approval from the American Society of Sanitation Engineers. Backflow assemblies installed on fire suppression systems must also have approval from Underwriters Laboratories and/or Factory Mutual Research Corporation.

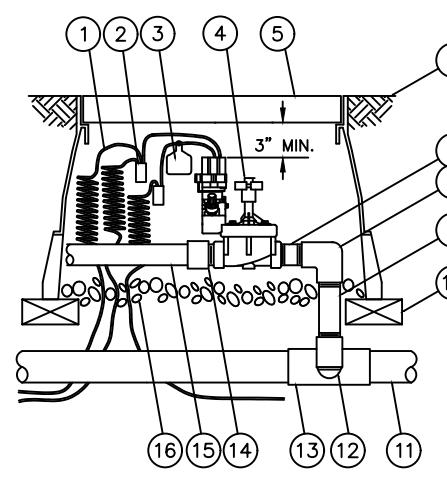


Inlet As Close To Service Connection As Possible (Immediately After Water Meter). Hard Copper On Inlet Side.

LIST OF MATERIALS

- 1 Approved reduced pressure principle backflow prevention assembly ball valves included.
- 2 Pipe spool, type "K" hard copper, 3/4" thru 2 1/2".
- 3 90° ell, copper, 3/4" thru 2 1/2".
- 4 Pipe union, brass or copper.
- 5 Test cocks with brass plugs or adaptors with caps installed. (4 Required)

- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
- 3 ID TAG: RAIN BIRD VID SERIES
- 4 REMOTE CONTROL VALVE: RAIN BIRD PESB-PRS-D WITH NP-HAN
- 5 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 6 FINISH GRADE/TOP OF MULCH
- 7 PVC SCH 40 NIPPLE (CLOSE LENGTH AS REQUIRED)
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 BRICK (1 OF 4)
- 10 PVC MAINLINE PIPE
- 11 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 12 PVC SCH 40 TEE OR ELL
- 13 PVC SCH 40 MALE ADAPTER
- 14 PVC LATERAL PIPE
- 15 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



CHOOSING VALVES AND OPTIONS

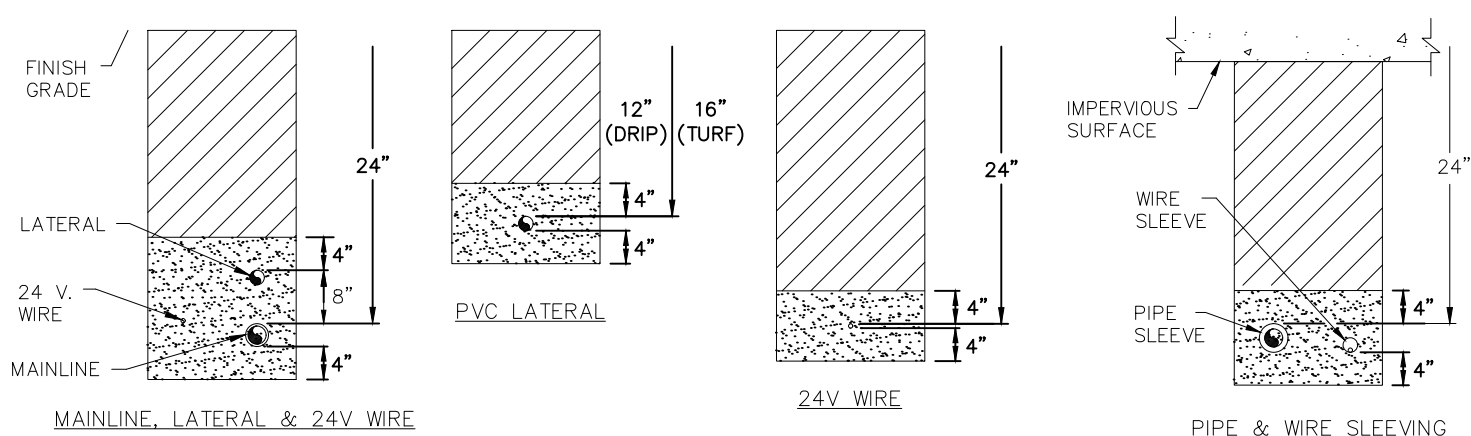
VALUES: CHOOSE ONE OF THE FOLLOWING VALVES BY TURNING ON THE APPROPRIATE LAYER.

REMOTE CONTROL VALVE: OPTION-SOLENOID AND EITHER: TEXT-PEB-LEADERS OR TEXT-PEB-BUBBLES

SCRUBBER VALVE: OPTION-SOLENOID AND EITHER: TEXT-PEB-LEADERS OR TEXT-PEB-BUBBLES

OPTIONS: CHOOSE ONE OF THE FOLLOWING OPTIONS BY TURNING ON THE APPROPRIATE LAYER: BSP THREADS EITHER: TEXT-PEB-LEADERS OR TEXT-BSP-BUBBLES

REDUCED PRESSURE PRINCIPLE BACKFLOW



NOTES

1. BEDDING SHALL BE PLACED AND LEVELED PRIOR TO INSTALLATION OF BURY ITEM.
2. BACKFILL SHALL BE PLACED IN MAXIMUM 6" LIFTS.
3. SLEEVE ALL PIPE AND WIRE SEPARATELY. SLEEVE 2 X DIA. OF PIPE (MIN 2"). ONE PIPE PER SLEEVE. SLEEVES TO BE PRIMED AND SOLVENT WELDED.
4. ALL PIPE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS WITH PIPE LABELING FACING UP FOR INSPECTION PURPOSES. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
5. ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
6. TAPE AND BUNDLE IRRIGATION CONTROL WIRES EVERY 10'; PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30'.
7. ALL REMOTE CONTROL VALVE WIRING NOT INSTALLED WITH MAINLINE PIPE SHALL BE INSTALLED IN A MINIMUM 2" SCHEDULE 40 GREY ELECTRICAL CONDUIT OR AS APPROVED.
8. "NON-POTABLE" WARNING TAPE TO BE INSTALLED ON ALL PRESSURIZED MAINLINES 12" ABOVE THE PIPE.
9. INSTALL ONE ADDITIONAL SLEEVE SIZED TO MATCH THE LARGEST REQUIRED SLEEVE WITH ENDS TAPED FOR FUTURE USE.
10. SLEEVES TO EXCEED A MINIMUM OF 12" PAST HARDSCAPE PLANTERS, CURBS, SIDEWALKS, ETC. SLEEVES TO BE STAGGERED/OFFSET SO THAT SLEEVE USE IS NOT OBSTRUCTED BY OTHER PIPES.
11. WHERE PRESSURE SUPPLY PIPING IS INSTALLED WITHOUT CONTROL WIRING, A 14 GA. TRACING WIRE SHALL BE INSTALLED.

EXCAVATED MATERIAL SHALL BE FINELY SCREENED WITH NO ROCKS LARGER THAN 1".

BEDDING AND COVER MATERIAL SHALL BE TOPSOIL WITH NO ROCKS.

CONTROL VALVE INSTALLATION

CHOOSING EQUIPMENT CALLOUT METHOD

CHOOSE EITHER LEADERS OR BUBBLE CALLOUTS BY TURNING ON THE APPROPRIATE LAYER.

CHOOSING NOZZLES AND OPTIONAL FEATURES

CHOOSE A DIFFERENT SPRINKLER NOZZLE BY TURNING ON THE APPROPRIATE LAYER.

CHOOSE ONE OF THE FOLLOWING OPTIONS BY TURNING ON THE APPROPRIATE LAYER:

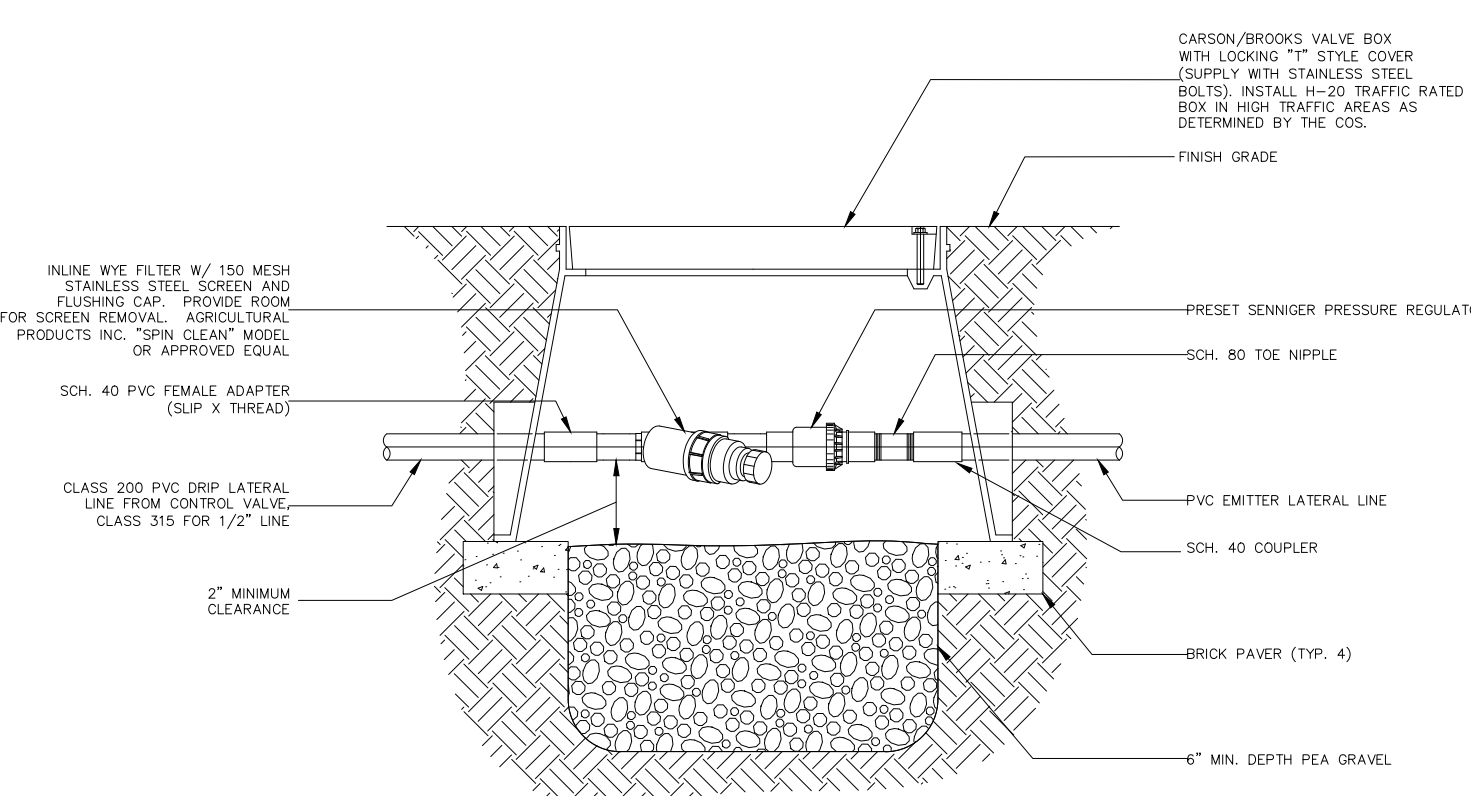
SELECT THE DESIRED SWING ASSEMBLY BY TURNING ON THE APPROPRIATE LAYER: CONTRACTOR ASSEMBLED SWING ASSEMBLY

OPTION-SA AND EITHER TEXT-SA-LEADERS OR TEXT-SA-BUBBLES

RAIN BIRD SWING ASSEMBLY AND EITHER TEXT-RB-SA-LEADERS OR TEXT-RB-SA-BUBBLES

TO TURN OFF THIS INSTRUCTION BOX, TURN OFF LAYER "INSTRUCT-OPTION".

TRENCHING

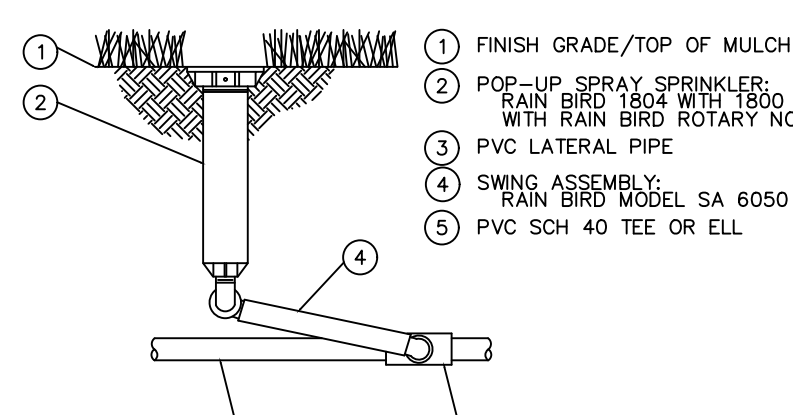


DRIP FILTER & PRESS. REG. ASSEMBLY

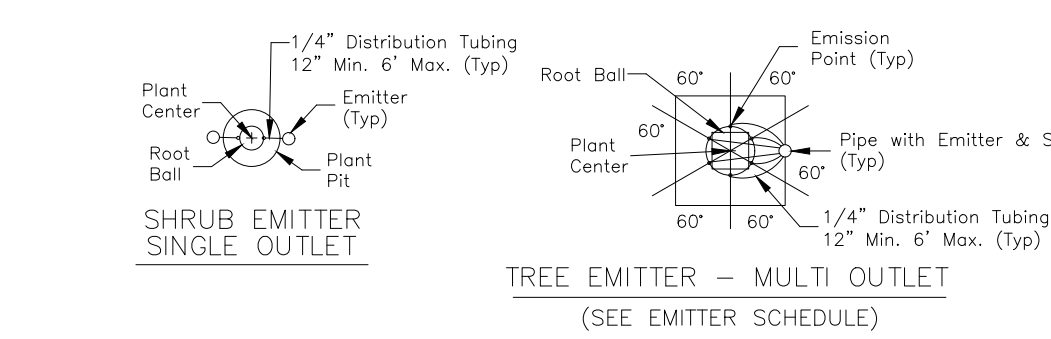
SCALE: N.T.S.

DRIP FILTER & PRESSURE REGULATOR

SPRINKLER HEAD INSTALLATION



SPRINKLER HEAD INSTALLATION



SHRUB EMITTER SINGLE OUTLET

TREE EMITTER - MULTI OUTLET

TREE EMITTER - MULTI OUTLET

TREE EMITTER - MULTI OUTLET

TREE EMITTER - MULTI OUTLET

TREE EMITTER - MULTI OUTLET

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TREE EMITTER - MULTI OUTLET

Tree Size	Number Of Multi Outlet Emitters - Outlet Quantity = Emitter GPH Total
2 Gal.	2-1 GPH= 2 GPH
3 Gal.	2-2 GPH= 4 GPH
5 Gal.	2-2 GPH= 4 GPH
2" BB	3-3 GPH= 9 GPH
3" BB	3-3 GPH= 9 GPH
4" BB	4-3 GPH= 12 GPH

EMITTER CHART

PLN02: Lighting - no lighting mentioned in plan. Please clarify the lighting plan.

The BOCC has asked that we not have parking lot lights, so as not to disrupt our neighbors, for that reason, we only have lighting on our 3 Buildings, (8 lights per building, 3 on each side and 1 on each end.) We also have a light over the restroom facility.

Electricron

Electrical Engineering Services

July 29, 2019

VIP Properties, LLC
8600 Park Meadows Drive, Suite 300
Lone Tree, CO 80124

Attention: **Rob Gonzalez**
Project: **VIP Parking, LLC**
Subject: **Design Code**

Mr. Gonzalez:

The electrical drawings were designed in accordance with the 2017 edition of the National Electrical Code.

If you need any additional information, please feel free to contact us.

Respectfully,

Lawrence Smith
Lawrence Smith, P.E.
Principal



PLN 03: Parking - need to see bumper guards on any parking spots that pull forward toward landscaping

Parking spot dimensions

No parking spots pull forward toward landscaping.

All RV parking spots will exceed minimum handicap parking dimension requirements. Smallest parking spot is 16' wide by 27' long. All drive aisles will be 30' wide minimum.

PLN 04: Site Plan - need to see well and septic system. Is there trash?

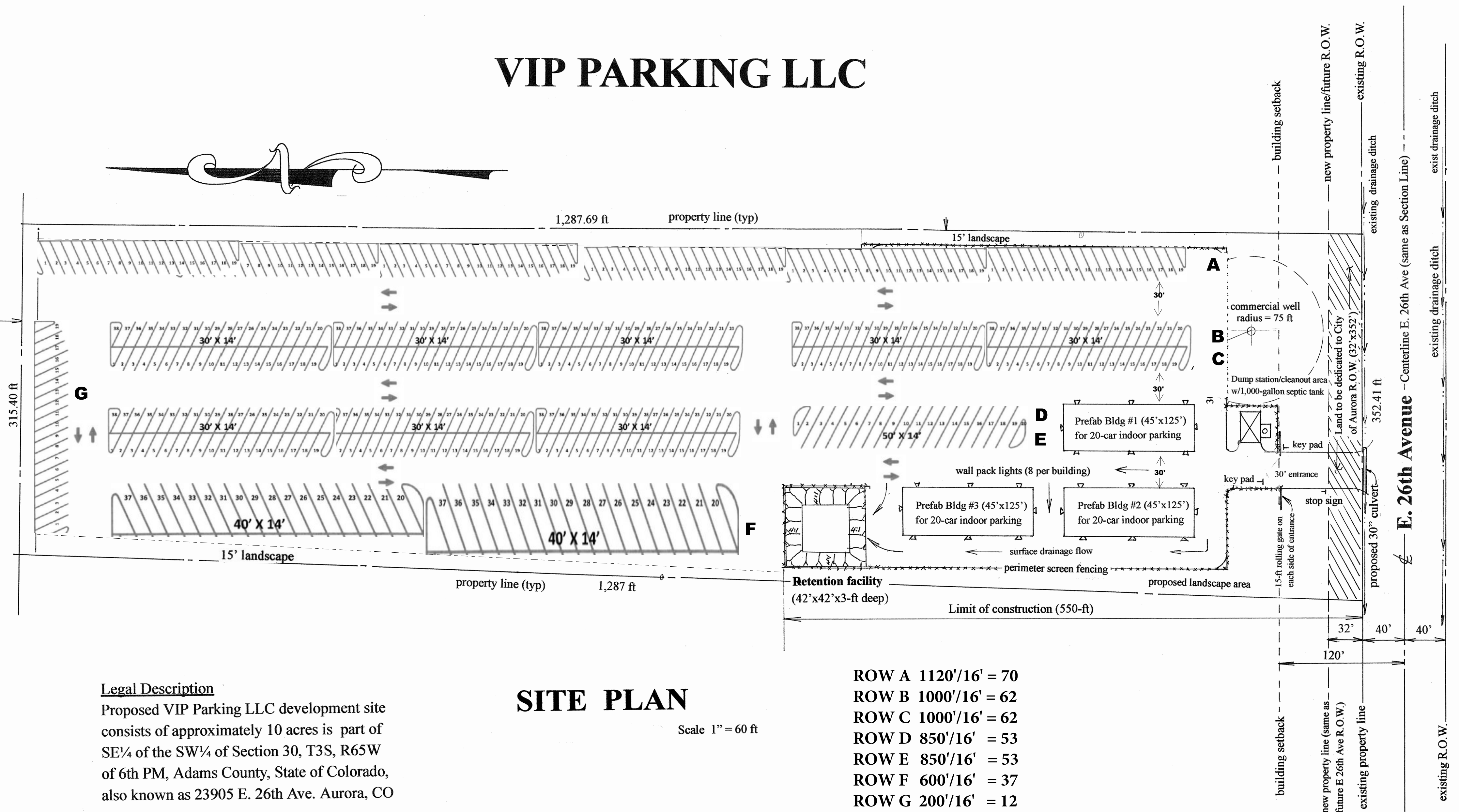
The dump station holding tank will be located just east of the driveway on the south end of the property. There is a commercial well, over 50' from the proposed holding tank. A restroom is installed with a men's and women's restroom. There will be a total of two toilets, two sinks and two drinking fountains.

The RV holding tank is a 2500 gallon monolithic concrete water tight tank, manufactured by Front Range Precast, in Boulder. The 2500-gallon size will minimize the frequency of pumping. However, frequency of pumping depends on the usage by customers and will be determined by the high-water alarm system described below.

A high-water alarm system to audibly and visually signal when the holding tank is 75% full is installed to warn that pumping the tank should be done.

Trash dumpster is located next to next to the RV dump station.

VIP PARKING LLC



Legal Description

Proposed VIP Parking LLC development site consists of approximately 10 acres is part of SE¼ of the SW¼ of Section 30, T3S, R65W of 6th PM, Adams County, State of Colorado, also known as 23905 E. 26th Ave. Aurora, CO

SITE PLAN

Scale 1" = 60 ft

- ROW A 1120'/16' = 70
- ROW B 1000'/16' = 62
- ROW C 1000'/16' = 62
- ROW D 850'/16' = 53
- ROW E 850'/16' = 53
- ROW F 600'/16' = 37
- ROW G 200'/16' = 12

TOTAL UNITS OUTDOOR	349
TOTAL UNITS INDOOR	60
TOTAL UNITS	409

ROW1: Any revisions to the dedicated drainage pond and associated drainage facilities will need to be dedicated to the county by separate instrument. Pending engineering review, if the pond is inadequate to facilitate the revisions, either another detention location may need to be dedicated and/or the existing vacated. Want to avoid vacation at all cost since it would have to be approved by the BoCC.

Per the updated drainage report for Phase II, no revision to the dedicated drainage pond and associated drainage facilities will need to be dedicated to the county.



Use Permit For An On-site Waste Water Treatment System

PROPERTY INFORMATION:

Address: 23905 E 26th Ave
Aurora CO 80019
County: Adams
APN:

Dwelling Type: Commercial
No. of Bedrooms:
Water Supply: Private Well
Onsite ID: Vault

OWNER INFORMATION: Roberto and Hilda Gonzalez

Address: 5452 S Algonquian Ct
Aurora CO 80016-4006
Phone: (303) 898-4482

PERMIT INFORMATION: STS2528 **Permit Type:** Install

Tank 1

Tank Capacity Built (Gal): 2500 Gallons
Tank Type: T-Treatment
Tank Material: C-Concrete
Tank Baffle: Tees
No of Compartments: 1
Effluent Screen? No

Tank 2

Tank Capacity Built (Gal):
Tank Type:
Tank Material:
Tank Baffle:
No of Compartments:
Effluent Screen?

Soil Treatment Area Built:

Type: Other
Area (Sq ft): 0 sq ft
Final Depth (inches):
Chamber Type:
No of Chambers:
Application Method:

Tank 3

Tank Capacity Built (Gal):
Tank Type:
Tank Material:
Tank Baffle:
No of Compartments:
Effluent Screen?

System Design:

System Designed By: **Design Date:**
Design Number: **Electrical Inspection Required?**

NOTE: A "Not Specified" comment indicates that either the information was not available or not applicable at the time the permit was issued.

Associated Professionals

Business Name: Todd Companies Inc
Name: Jack Todd
7623 N Lavaun Dr
Louviers, CO 80131-

OWTS Installer
NAWT Certification: NAWT
Exp.:
Phone: (303) 791-0520
Email: info@toddcompanies.com

Business Name:
Name:

OWTS Inspector
NAWT Certification:
Exp.:
Phone:
Email:

Business Name:
Name:

Maintenance Provider
NAWT Certification:
Exp.:
Phone:
Email:

FOR AN ON-SITE WASTE WATER TREATMENT SYSTEM



Use Permit For An On-site Waste Water Treatment System

PROPERTY INFORMATION:

Address: 23905 E 26th Ave Aurora
 CO 80019
County: Adams
APN:

Dwelling Type: Commercial
No. of Bedrooms:
Water Supply: Private Well
Onsite ID: Vault

OWNER INFORMATION: Roberto and Hilda Gonzalez

Address: 5452 S Algonquian Ct
 Aurora CO 80016-4006
Phone: (303) 898-4482

PERMIT INFORMATION: STS2528

Permit Type: Install

CONDITIONS FOR USE

This certifies that the On-Site Wastewater Treatment System (OWTS) was either installed or inspected at the property location and was in conformance with the Adams County Health Department OWTS regulation in effect at the indicated date, and the engineer design (if applicable). This certification for Use allows the owner to use the system until one of the following occurs:

- * Sale of the property to another owner.
- * Change of use in the property.
- * Addition of up to one bedroom.
- * Addition of a modular unit or mobile home.
- * Other circumstances as deemed appropriate by Adams County Health Department

Adams County Health Department must be contacted if any of the above occurs.

MAINTENANCE REQUIREMENTS

- * The septic tank must be inspected once every four years and pumped according to the Requirements in the current Adams County Health Department OWTS Regulation.
- * If the septic or dosing tank is equipped with an effluent filter, the filter must be cleaned at manufacturer recommended intervals or more often.
- * If the system has alternating beds or is a drip or low pressure pipe system, beds or zones must be rotated annually.
- * Additional maintenance requirements may apply. Refer to the Adams County Health Department "Your Septic System Guidelines and Records" or engineer's report for specific requirements.

LIMITATIONS AND DISCLAIMER

Issuance of a **Use Permit** is subject to the applicable conditions, restrictions and limitation set forth in the OWTS regulations, and is based solely on the conditions observed on the date of inspection(s) and on Department Records at the time of permitting. The issuance of a Use Permit does not constitute a guarantee, warranty or representation by the Department that the system was installed correctly, or that the system will operate properly or will not fail.

Permit Valid From: 04/27/2023

Brian Mead
 04/27/2023



PROPERTY INFORMATION:

Address: 23905 E 26th Ave Aurora
 CO 80019
County: Adams
APN:

Dwelling Type: Commercial
No. of Bedrooms:
Water Supply: Private Well
Onsite ID: Vault

OWNER INFORMATION: Roberto and Hilda Gonzalez

Address: 5452 S Algonquian Ct
 Aurora CO 80016-4006
Phone: (303) 898-4482

PERMIT INFORMATION: STS2528

Permit Type: Install

Permit Comments

****This system was installed in October 2020 as per the design considerations listed below. ACHD has received the scale record drawing which was outstanding for the install approval. This use permit is not valid for any property transfer, and is only applicable for certification that all install docs for approval were received. A use permit inspection shall be completed and submitted to ACDH for any transfer of title transaction. The proper functionality of the vault is not implied by the issuance of this permit.****

Install a watertight 2500 gallon, 2 compartment, concrete front range precast tank with a high water alarm system that audibly and visually signals when the holding tank is 75% full will be installed. A 4x4 concrete pad, 4" bronze self closing foot valve connected to the tank with sch. 40 PVC piping. Tank to be installed 24-48" deep.

Maintain all applicable setbacks set forth in OWTS Regulation O-17.

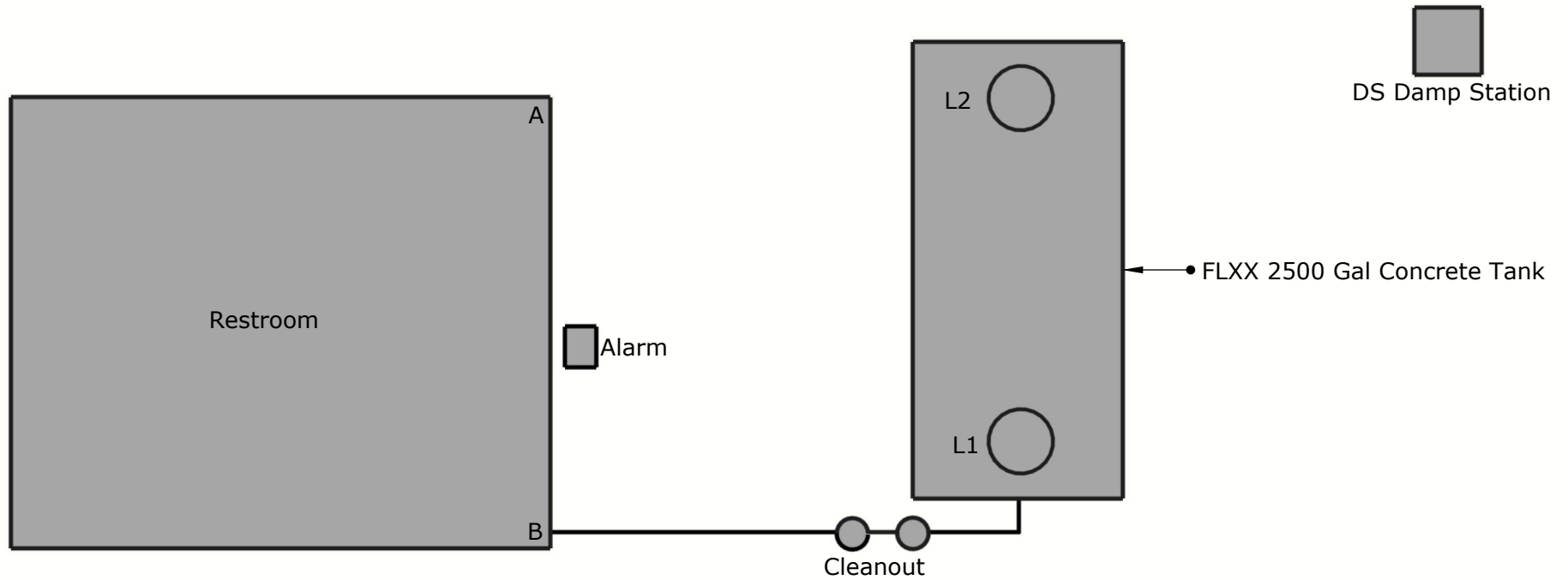
Maintain 10ft setback from property lines, piped or lined irrigation ditch, or upslope curtain drain to treatment tank and/or STA.

OWTS Record Drawing

23095 E 26th Ave, Aurora 80019

Measurements:

A-B:	13'8"		
A to		B to	
Cleanout	15'5"	Cleanout	9'10"
Alarm	6'2"	Alarm	7'9"
L1	13'4"	L1	14'2"
L2	13'4"	L2	22'1"
DS	24'11"	DS	30'11"



Permit to Install An On-site Waste Water Treatment System

PROPERTY INFORMATION:

OWNER INFORMATION: Roberto and Hilda Gonzalez

Address: 23905 E 26th Ave
Aurora, CO 80019--
County: Adams
APN: 0181930301002

Dwelling Type: Commercial
No. of Bedrooms: Not Specified
Water Supply: Private Well
Onsite ID: Commercial

Address: 5452 S Algonquian Ct
Aurora, CO 80018-4006
Phone:

PERMIT INFORMATION: ON0037440

Permit Type: OWTS

Construction Phase: Install - Construction

System Design:

System Designed By: Lonny Phelps
Design Number: 1

Design Date: 5/14/2018
Electrical Inspection Required? Yes

Associated Professionals

Business Name: Todd Companies Inc
Name: Jack Todd
7623 N Lavaun Dr PO Box 130
Louviers, CO 80131--

OWTS - Installer/ Sys Contractor
TCHD Certification: CI0002124 Exp. 12/31/2019
Phone: 303-791-0520
Email: info@toddcompanies.com

OWTS - Permit Comments

A watertight 2000 gallon, 1 compartment, concrete front range precast tank with a high water alarm system that audibly and visually signals when the holding tank is 75% full will be installed. A 4x4 concrete pad, 4" bronze self closing foot valve connected to the tank with sch. 40 PVC piping.
Maintain all applicable setbacks set forth in OWTS Regulation O-17.
Maintain 10ft setback from property lines, piped or lined irrigation ditch, or upslope curtain drain to treatment tank and/or STA.
Required to be renewed every 2 years

FOR AN ON-SITE WASTE WATER TREATMENT SYSTEM

CONDITIONS FOR INSTALLATION

Installers must be licensed by Tri-County Health Department. No installation shall be covered or used until inspected, correction made if necessary, and approved or expressly authorized by Tri-County Health Department. The system installer must provide an record drawing before the system is covered.

LIMITATIONS AND DISCLAIMER

A permit to **Install** shall expire 1 Year from the date of issuance unless extended to a fixed date upon request by the Applicant and approved by the Tri-County Health Department.

Permit to Install An On-site Waste Water Treatment System

PROPERTY INFORMATION:

Address: 23905 E 26th Ave
Aurora, CO 80019--

County: Adams

APN: 0181930301002

OWNER INFORMATION: Roberto and Hilda Gonzalez

Dwelling Type: Commercial
No. of Bedrooms: Not Specified
Water Supply: Private Well

Onsite ID: Commercial

Address: 5452 S Algonquian Ct
Aurora, CO 80018-4006

Phone:

PERMIT INFORMATION: ON0037440**Permit Type: OWTS****Construction Phase: Install - Construction**

PERMIT VALID FROM:

6/19/2019 to 6/19/2020



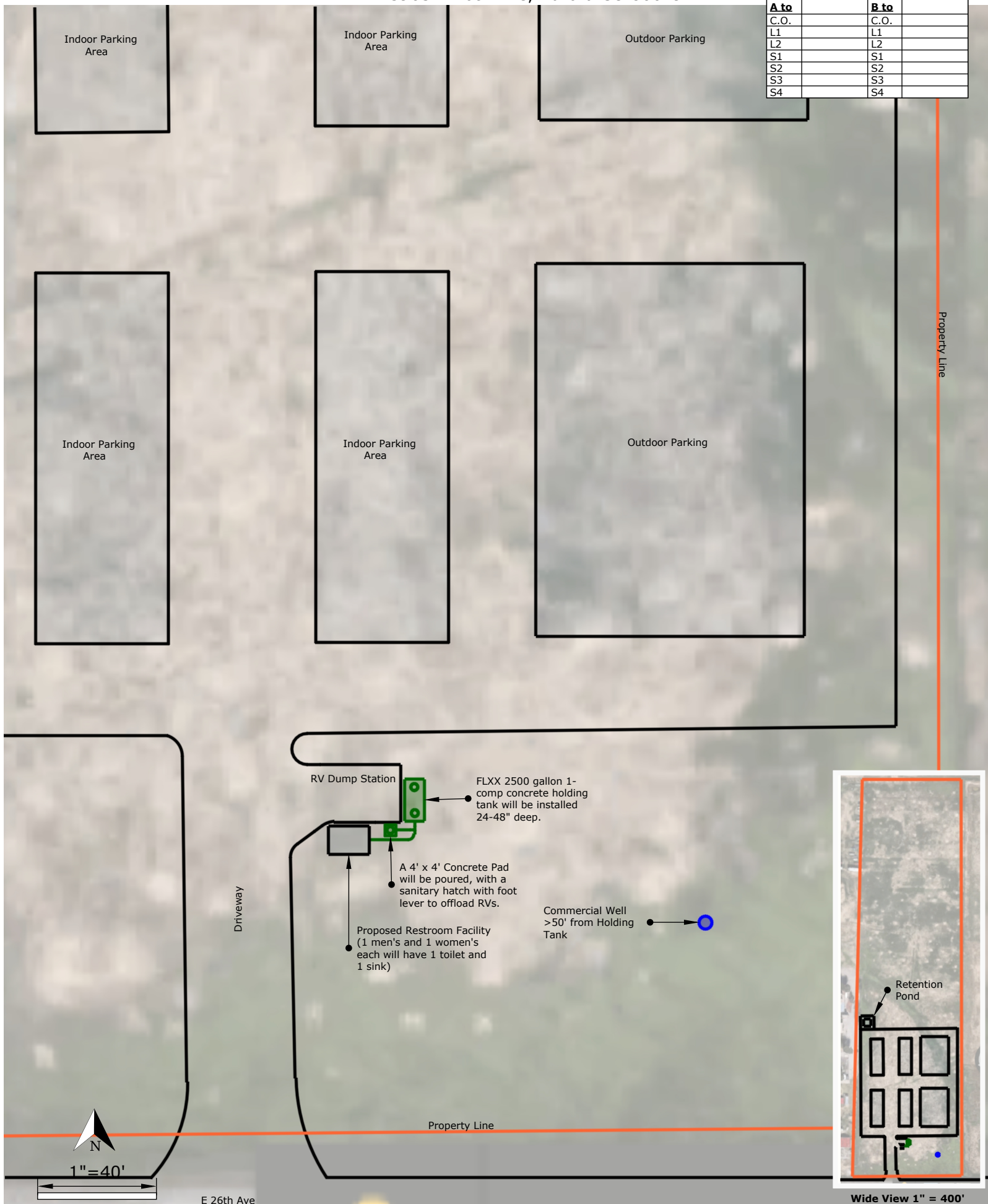
Liam O'Rourke 06/19/2019

RV Dump Site Plan

23905 E 26th Ave, Aurora CO 80019

Measurements:

A-B:			B to
A to			C.O.
C.O.			
L1			L1
L2			L2
S1			S1
S2			S2
S3			S3
S4			S4





May 26, 2022

Lia Campbell
Adams County
Community and Economic Development
4430 S Adams County Parkway
Brighton, CO 80601

RE: VIP Storage, RCU2022-00016
TCHD Case No. 7706

Dear Ms. Campbell,

Thank you for the opportunity to review and comment on major amendment to a Conditional Use Permit to allow a commercial parking lot and special warehousing and storage in the A-3 zone district located at 23905 E 26th Ave. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Wastewater

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. The proposed project is to be served by the use of an existing On-Site Wastewater Treatment System (OWTS) installed on October 16, 2020.

Existing System Approval

The existing OWTS consists of a 2,500 gallon vault and was inspected by this Department on October 16, 2020. TCHD has not issued final approval for the system due to not having received a record drawing of the installation. Correspondence was sent to the property owner on February 5, 2021 stating the OWTS will remain in unapproved status until all required documents are received. To obtain final approval of the installation, we require that the applicant provide a scale record drawing of the system installation. Once received this Department will issue final approval of the installation.

More information is available at <http://www.tchd.org/269/Septic-Systems>.

Use Permit

Tri-County Health Department Regulation Number O-17, Section 15.3.J requires a vault Use Permit be renewed every two years and may be renewed depending on sewer availability. Due to the existing vault not receiving final approval, it is currently not operating under a valid Use Permit.

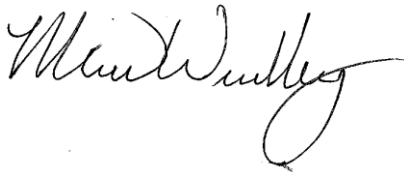
To obtain a Use Permit, the vault will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here <http://www.nawt.org/search.html>. If it is determined by the inspector that the vault has deficiencies that require repair, these repairs must be completed prior to TCHD issuing a Use Permit.

Once a Use Permit has been issued by this Department, the property owner will be required to renew their Use Permit every two years for the life of the system.

In order to obtain a Use Permit, the applicant may contact the Aurora office at 303-341-9370. More information is available at <http://www.tchd.org/269/Septic-Systems> under the Use Permit tab.

Please feel free to contact me at 720-200-1593 or mweakley@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Weakley". The signature is fluid and cursive, with a large loop at the end of the last name.

Michael Weakley
Water Program Supervisor

cc: Keith Homersham, Kathy Boyer, TCHD

ROW2: Need to show location of septic system and limits of leach field on Site Plan.

Please refer to Parking Lot/ Site Plan of this re-submittal for location of septic holding tank. There is no leach field.

ROW3: Aurora owns the ROW along this parcel. Any additional ROW dedication will be to them by separate instrument.

Right of Way dedication conveyed. (Reception #: 2019000037452) No additional ROW will be required.

ENV1. A separate permit for inert fill is required prior to the importation of more than 10-cy of fill material onto the site.

No additional inert fill will be required.

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0665H), the project site is NOT located within a regulated 100-yr floodplain. A Floodplain Use Permit is NOT required.

Floodplain permit is NOT required.

ENG2: Property is NOT in MS4 area, however the proposed area of disturbance of the site appears to exceed 1 acre and/or the site is part of a larger development, the applicant is required to prepare a SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000.



COLORADO

Department of Public
Health & Environment

**CERTIFICATION TO DISCHARGE
UNDER
CDPS GENERAL PERMIT COR400000
STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES**

Certification Number: **COR405509**

This Certification to Discharge specifically authorizes:

**Owner VIP Realty Development LLC
Operator VIP Realty Development LLC
to discharge stormwater from the facility identified as**

VIP Parking

To the waters of the State of Colorado, including, but not limited to:

South Platte River

Facility Activity : Commercial Development
Disturbed Acres: 9.7 acres
Facility Located at: 23905 E 26th Avenue Aurora CO 80019
ADAMS County
Latitude 39.756499 Longitude -104.708805

**Specific Information
(if applicable):** PROPERTY DESCRIPTION
A PARCEL OF LAND BEING PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 30, T.3S., R65W OF THE 6th P.M, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF THE SW 1 /4 OF SAID SECTION 30;
THENCE S89°25'48"W ALONG THE SOUTH LINE OF SAID SW 1/4 OF SAID SECTION 30 A DISTANCE OF 139.76 FEET; THENCE N00°34'12"W A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF EAST 26TH AVENUE THENCE
S89°25' 48"W ALONG S

Certification is issued and effective: 12/8/2020
Expiration date of general permit: 3/31/2024

This certification under the permit requires that specific actions be performed at designated times. The certification holder is legally obligated to comply with all terms and conditions of the permit.

This certification was approved by:
Meg Parish, Section Manager
Permits Section
Water Quality Control Division



ENG3: No new access is requested. Appears that currently there is an unpaved access to property. Access Permit will be required. A Building Permit cannot be issued until an Access Permit is applied for. No Certificate of Occupancy (C.O.) on building until Access Permit has been issued and access and culvert have been installed, inspected, and approved. Driveway throat width for single access cannot exceed 30-ft without Adams County (ADCO) approval. Driveway must be paved with a minimum of 4" of asphalt or concrete within the County Right-of-Way.

PENDING

THE CITY OF AURORA IS EXPANDING OUR FRONTAGE ROAD (26TH AVENUE) FROM A 2-LANE TO A 4-LANE ROAD THIS SUMMER. WE HAVE DEDICATED 1/4 ACRE OF LAND TO THE CITY OF AURORA AND WE WILL CONFORM AND COMPLY WITH ALL REQUIREMENTS FOR THIS EXPANSION.

ENG4: The Conditional Use Permit application includes overall site improvements that will require an Engineering Review at the time of Building Permit. The following comments would apply at the time of Building Permit and Engineering Review.

NAR - No Action Required for ENG 4:

ENG5: If applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

No additional inert fill dirt required

ENG6: The applicant is proposing to install over 3,000 square feet of impervious area on the project site, thus a Drainage Report and Drainage Plans prepared in accordance with Chapter 9 of the Adams County Development Review Manual, would be required to be completed by a Professional Engineer (P.E.)

Please refer to attached drainage report.

DRAINAGE STUDY REPORT
For the Development
of
VIP Parking LLC

A parcel of land being part of the SE ¼ of the SW ¼ of Section 30, T3S, R65W of the 6th P.M., County of Adams, State of Colorado.

Specifically the property is located at 23905 East 26th Avenue, Aurora, Colorado 80019. It is a 10-acre land parcel zoned for AG-3. The land currently is vacant, and is located outside any water and sanitary service district.

Prepared by

Ahcene Djebli, P.
Consulting Colorado Structural Consultants
2186 S.Holly Street, Suite 108
Denver, Colorado 222
Cell 720-939-3405

Developer

Rob Gonzalez, Property Owner



Ahcene Djebli

Digitally signed by Ahcene Djebli
Date: 2021.11.22 18:36:33 -0700

A handwritten signature in blue ink, appearing to read "Ahcene Djebli", written over the professional seal.

November 2021

CONTENTS

PURPOSE AND SCOPE	3
SIIB LOC.A'.fION.....	4
EXISTING DRAINAGE CONDITION.....	4
DESIGN CRITERIA & ON-SIIB DRAINAGE ANALYSIS	4
CONCLUSION.....	7

APPENDIX

Computations (Page 9)

References

Drainage Plan based on USGS Map

PURPOSE & SCOPE

The purpose of this Drainage Study Report is to:

- 1). Present existing drainage condition of the 10-acre parcel to be used for the proposed VIP Parking Development
- 2). Identify any drainage issues as a result of the development project
- 3). Propose solutions to manage and control major storm runoffs to minimize impact to the development site and the immediate vicinity of the project.

The proposed development is to be built in phases as following:

Phase I - Install 4 metal storage buildings (45-ft by 125-ft each) on cone pad

Two asphalt pads (50'x135') to be used as open outdoor parking

A commercial well to serve site and landscaping

A 1,000-gal septic tank to serve RV dump-out/cleaning

Install County approved perimeter screen fence with security gate

Install County approved security lighting system

Phase II - Additional outdoor parking, covered open parking, and 2 more buildings

Phase III - Possibly additional outdoor parking in the future

Although Phase I only covers approximately one-third of the land parcel. We have been advised by County staff during the Conceptual Review Meeting for ease of administrative purpose, the drainage study should include the entire development site and proposed drainage improvements should be planned for project build-out.

SITE LOCATION

The proposed development site consists of 10 acres is a part of the SE ¼ of the SW ¼ of Section 30, T3S, R65W of the 6th P Adams County, Colorado. The site is bounded on the south by East 26th Avenue, bounded by the north property line at approx. 1,280 ft north of East 26th Avenue, the west and east property lines are located at about halfway of the south section line (same as E. 26th Avenue) of Section 30. The land is presently vacant and is covered with native vegetation (mixture of grass and weed) used for grazing in the past. There is no tree growing on the site. Except a few building structures existed to the west of the project site (at the southwest corner of Section 30), the remainder of Section 30 is vacant and open. Topographic features of Section 30, which includes the proposed project site are shown on the attached USGS Topo vicinity map.

EXISTING DRAINAGE CONDITION

The existing ground surface of proposed development site is relatively flat with less than 2% grade, sloping in general from southeast towards northwest. There is a shallow natural drainage way across the north portion of the property (at about 800 feet north of E. 26th Avenue). There are existing roadside ditches along both sides of East 26th Avenue which is maintained by the City of Aurora. Storm runoff generally exists as overland flows across the proposed development site. The natural drainage way is normally dry except during heavy rainfalls or snow melt.

DESIGN CRITERIA & ON-SITE DRAINAGE ANALYSIS

Except where specified in this report, procedures, design criteria, and standards as set forth in CHAPTER 9 - STORM DRAINAGE DESIGN & STORMWATER QUALITY REGULATIONS published by Adams County Development Review Manual will be used to determined the adequacy of the drainage control plan. Since the area of the proposed VIP Parking development is less than 130 acres, runoff computations will be calculated by using the Rational Method. The runoff analysis is based on the topographic features at and near the project site. Proposed drainage

control facilities will be designed with a reasonable factor of safety to carry or detent runoffs resulting from the 100-yr event. The Rational Method formula used in this study is:

$$Q=CIA$$

Where Q = peak discharge in cubic feet per second (CFS)

C= runoff coefficient

I= rainfall intensity in inch/hour

A = drainage area in acres

The time of concentration T_c is calculated using the following equation for non-urban areas:

$$T_c = T_i + T_t$$

Where T_c = time of concentration in minutes

T_i = initial, inlet, or overland flow time in minutes

T_t = travel time in ditch, channel, gutter in minutes

Time of concentration can also be determined by Figure 1 - Overland Time of Flow Curves recommended by City of Aurora's Storm Drainage Design & Technical Criteria and Urban Drainage & Flood Control District.

Due to topography of the area and the existence of a natural drainage way, the proposed 10-acre development site can be subdivided into 2 subbasins (See attached USGS Topo and Drainage Study Map). Subbasin A contains about 6 acres at the south portion of the parcel. An existing roadside drainage ditch is located along the north side of E. 26th Avenue. Historical runoff in this roadside drainage ditch from east of the proposed site will continue to flow westward passing through the site. Runoff generated on the property flows generally from southeast towards northwest as overland flow across the property.

Subbasin B contains approx 4 acres at the north end of the land parcel. The shallow natural drainage way delineates Subbasin A and Subbasin B. Runoff in Subbasin B also flows northwesterly as overland flow off the property. The natural drainage way is normally dry except during heavy raining and snow melt season. No change to the natural drainage open channel is proposed by this project. No change to the ground surface of the area in Subbasin B is anticipated in the foreseeable future.

As part of the Phase I development, only four metal storage buildings for indoor parking, two asphalt pads (50'x135') for outdoor parking, a commercial well, a 1,000 gal septic tank for RV dump-out to be constructed. The remainder of the project will be built in phases. The impervious surface area installed in Phase I is less than 10,000 sq ft. However, during the Conceptual Review Meeting on August 15, 2017, we were advised by County's review staff for ease of administration purpose, the subject drainage study should cover the entire development site and the proposed drainage control facilities should be planned for project build-out.

The impervious surface installed including initial work in Phase I and other future pavement is estimated to be 1.3 acres, all located in Subbasin A. The historical 100-year runoff across the land before development is compared to the runoff after the development. The anticipated net increase of major event of 100-year storm runoff is calculated to be 7.72 cfs.

Based on the finding of this drainage study, developer proposes the following drainage control measures to minimize drainage impacts as a result of the project:

- 1). Install an on-site detention facility in Subbasin A (see attached Drainage Plan. As stipulated in Chapter 9 - Section 9-01-03-11, the detention pond shall be sized to hold the net increase from the 5-yr and 100-yr runoff plus 1-ft free-board. The embankment shall not be steeper than 4:1 slope and should be revegetated for erosion control. The required detention pond is approx. 45-ft by 45-ft by 3 ft deep. In the event of any slow release, it would be less than 0.25 cfs.
- 2). Install a culvert at the entrance from E. 26th Avenue to the VIP Parking. The County's minimum convert size is 18-inch. We are proposing a 30

culvert with concrete encasement to support a HS-20 loading.

- 3). If Phase III development would ever be built in the future, multiple culverts would be sized to carry the flow from the natural drainage way in order to gain access to the north end of the land parcel (in Subbasin B).

The storm runoff computation sheets are attached in the Appendix of this Drainage Study Report for reference.

CONCLUSION

- 1). Install a culvert at the entrance from E. 26th Avenue to the proposed VIP Parking. The 30" min. culvert will be encased in reinforced concrete to support a HS-20 loading. The proposed culvert would be big enough to convey the historical flows in the roadside ditch and not to cause overflow at this location.
- 2). The net increase of 100-yr storm runoff due to total impervious surface installed for project build-out will be retained by the on-site detention pond large enough for settling and infiltration. In extreme case, any slow release to surrounding ground should not exceed 0.25 cfs to cause nuisance condition to adjacent land.
- 3). The final grading of the development site will be properly graded to direct all overland runoff towards the detention pond area. Swales and berms will be used, if found to be necessary, to facilitate the detention of flows.
- 4). Upon approval by Adams County Building and Zoning the proposed VIP Parking development will be consistent with the land use in the area, and no significant impact to surrounding land is anticipated.

APPENDIX

Runoff Computations - See attached sheets (Page 9)

References: Adams County, Chapter 9 - Storm Drainage Design &
Stormwater Quality Regulations, 2014 Edition
City of Aurora, Storm Drainage Design &
Technical Criteria, 2010 Edition

Drainage Plan - Information based on USGS TOPO Map

STORM DRAINAGE SYSTEM DESIGN
(By RATIONAL METHOD)

Historical (before Development)

<u>S11bbasin</u>	<u>A a. a&</u>	<u>RunoffCo f</u>	<u>Ic. min</u>	<u>I. in/hr</u>	<u>Q. cfs</u>	<u>Rwiark</u>
<u>A</u>	Q	Q.1:Z	28	4,4	4,48	<u>100-yr</u>
<u>B</u>	<u>4</u>	<u>0.17</u>	<u>28</u>	<u>4,4</u>	<u>2,99</u>	<u>100-yr</u>

Build out (after Development)

„ : s u b b a s i n A = A1 + A2 (A1 is impervious pavement)

<u>A1*</u>	1.3	0,93	10	7,2	8,70	<u>100 -yr</u>
<u>A2</u>	4,7	Q.17	28	4,4	3jQ	100-yr
<u>B</u>	4	0.17	28	4.4	2,99	<u>100-yr</u>

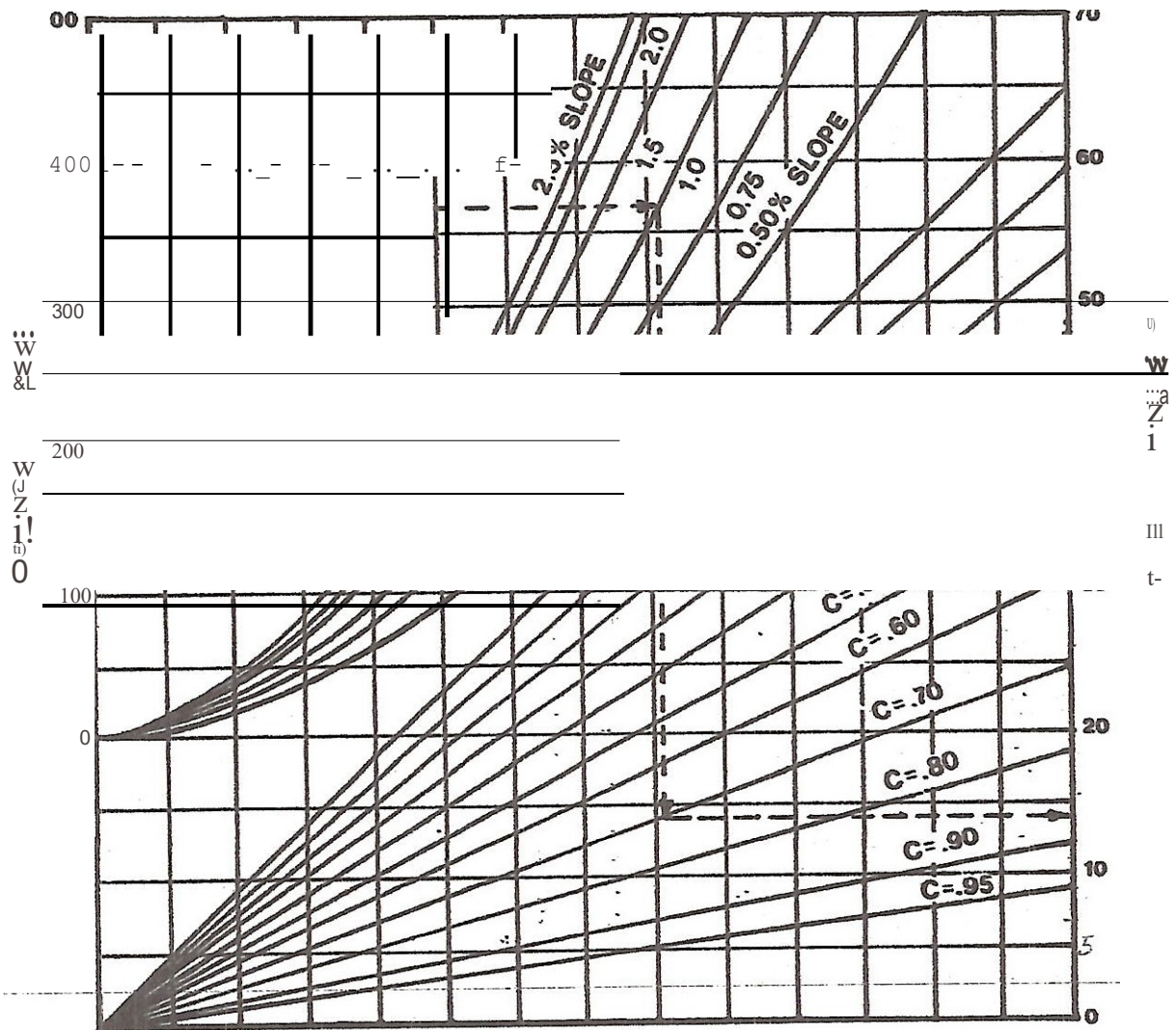
Compare net increase of runoff (before and after development)

$$\begin{aligned} \text{Net increase} &= (q1 - q2) \\ &= (12.2 - 4.48) \text{ cfs} \\ &= 7.72 \text{ cfs} \end{aligned}$$

$$\begin{aligned} \text{Equivalent vol @ } T_c &= 10 \text{ minutes min.} \\ &= 7.72 \text{ cfs X 600 seconds} \\ &= \underline{4,600 \text{ cu ft}} \end{aligned}$$

Required Detention Pond size:

- 40-ft by 60-ft by 3ft deep (included 1-ft free-board)
- 45-ft by 45-ft by 3ft deep (included 1-ft free board)
- or any other combinations



OVERLAND TIME OF FLOW CURVES

F
I
G

URE 1

/o

URBAN DRAINAGE a FLOOD CONTROL DISTRICT

//

TABLE 1
RUNOFF COEFFICIENTS AND PERCENTS IMPERVIOUS

LAND USE OR SURFACE CHARACTERISTICS	PERCENT IMPERVIOUS	FREQUENCY			
		2	5	10	100
Business:					
Commercial Areas	95	.87	.87	.88	.89
Neighborhood Areas	85	.60	.65	.70	.80
Residential:					
Single-Family ->	C-	.40	.45	.50	.60
Multi-Unit (detached)	60	.45	.50	.60	.70
Multi-Unit (attached)	15	.60	.65	.70	.80
1/1 Acre Lot or Larger	C-	.30	.35	.40	.60
	80	.65	.70	.70	.80
Industrial:					
Light Areas	80	.71	.72	.76	.82
Heavy Areas	90	.80	.80	.85	.90
Pinelands - MP	5	.10	.10	.35	.60
Pla	10	.15	.25	.35	.65
Schools	50	.45	.50	.60	.70
Varri	15	.40	.45	.50	.60
Undeveloped Areas:					
Historic Flow Analysis. Greenbelts, Agricultural	2				(See "Lawnstj
Off-Site Flow Analysis (when land use not defined)	45	.43	.47	.55	.65

12

9.2.010

TABLE 1 (continued)

RUNOFF COEFFICIENTS AND PERCENTS IMPERVIOUS

LAND USE OR SURFACE CHARACTERISTICS	PERCENT IMPERVIOUS	FREQUENCY			
		2	5	10	100
<u>Streets:</u>					
Paved	100	.87	.88	.90	.93
Gravel	40	.15	.25	.35	.65
<u>Co., . . . , nm nr 1 W . alb,</u>	96	.87	.87	.88	.89
<u>Roofs</u>	90	.80	.85	.90	.90
<u>Lawns.. Sandy Soil (A and B Soils):</u>	2				
2% Slope		.05	.06	.08	.10
2-7% Slope		.10	.11	.13	.15
>7% Slope		.15	.16	.18	.20
<u>Lawns.. Clay Soil (C and D Soils):</u>	5				
2% Slope		.13	.14	.15	.17
2-7% Slope		.18	.19	.20	.22
>7% Slope		.25	.27	.30	.35

NOTE: These Rational Formula coefficients may not be valid for large basins

(*) See Figures R0 -3 through R0 -5 of USDCM Volume 1 for percent impervious.

(**) Up to 5 units per acre. Single-family with more than 5 units per acre, use values for multi-unit/detached

ENG7: The applicant is required to submit a trip generation analysis, signed and stamped by a licensed professional engineer in the State of Colorado, prior to scheduling the final plat public hearing. The applicant's proposed scope of work shows the use of the improvements on the site will generate over 20 vehicles per day. Therefore, a Traffic Impact Study is required and the applicant may be responsible for roadway improvements

Please refer to attached Traffic Impact study letter/report.



July 27, 2022

Mr. Roberto Gonzalez
VIP Realty Development
9110 E. Arbor Circle, Unit G
Englewood, CO 80111

Re: VIP Parking
Trip Generation
Conformance Letter
Aurora, CO
LSC #171011

Dear Mr. Gonzalez:

Per your request, we have completed this trip generation conformance letter for the proposed Phase 2 of the VIP Parking development in Aurora, Colorado.

INTRODUCTION

The purpose of this letter is to estimate the trip generation potential of the currently proposed land use and compare it to the previously approved land use in the November, 2017 *VIP Parking TIA* (2017 TIA) by LSC.

LAND USE AND ACCESS

The site was previously proposed to include 11,250 square feet of warehousing space and about 240 RV/Boat storage spaces and is now proposed to include 16,875 square feet of warehousing space and about 400 RV/Boat storage spaces.

The access plan is consistent with that assumed in the 2017 TIA.

TRIP GENERATION

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation assumed for the currently proposed land use based on the rates from *Trip Generation, 11th Edition, 2021* by the Institute of Transportation Engineers (ITE) and the land use and trip generation potential assumed in the 2017 TIA. Table 2 from the 2017 TIA is attached for reference.

The currently proposed uses on the site are projected to generate about 3 additional vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour

period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 2 additional vehicles would enter and about 2 additional vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 3 additional vehicles would enter and the same number of vehicles would exit.

The increase in trips is minimal primarily because the trip generation rates for warehouse are now lower than they were in 2017.

CONCLUSION

The peak-hour and daily trip generation potential of the currently proposed land use is similar to the trip generation potential assumed for the site in the 2017 TIA. No further analysis should be necessary.

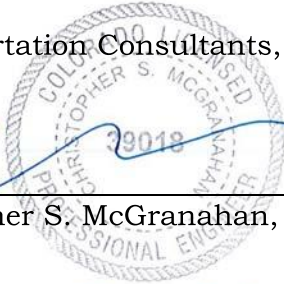
* * *

We trust this information will assist you in planning for the proposed VIP Parking development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: 
Christopher S. McGranahan, P.E., PTOE



CSM/wc

7-27-22

Enclosure: Table 1
Table 2 from 2017 TIA

Table 1
ESTIMATED TRAFFIC GENERATION
VIP Parking
Adams County, CO
LSC #171011; July, 2022

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾					Primary Trips				
		Average	AM Peak Hour		PM Peak Hour		Average	AM Peak Hour		PM Peak - Hour	
		Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
Previously Approved Land Use (November, 2017 VIP Parking TIA by LSC)											
Warehouse ⁽²⁾	11.25 KSF ⁽³⁾	3.560	0.237	0.063	0.080	0.240	40	3	1	1	3
RV/Boat Storage ⁽⁴⁾	240 spaces	0.090	0.014	0.009	0.017	0.011	22	3	2	4	3
Total =							62	6	3	5	6
Currently Proposed Land Use											
Warehouse ⁽²⁾	16.875 KSF ⁽³⁾	1.710	0.131	0.039	0.050	0.130	29	2	1	1	2
RV/Boat Storage ⁽⁴⁾	400 spaces	0.090	0.014	0.009	0.017	0.011	36	6	4	7	4
Total =							65	8	5	8	6
Net increase =							3	2	2	3	0
								AM = 4		PM = 3	

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 9th Edition, 2012 for previous land use and 11th Edition, 2021 for currently proposed land use, unless noted otherwise.
- (2) ITE Land Use No. 150 - Warehousing
- (3) KSF = 1,000 square feet
- (4) These rates are for a typical weekday and are based on a traffic count at an existing RV/Boat Storage Facility on the west end of Atlantic Place to the southwest of the E-470/E. Jewell Avenue in the City of Aurora. There will likely be higher activity before and after periods when RV/Boats would be most used - most notably during summer holiday weekends.

**Table 2
ESTIMATED TRAFFIC GENERATION
VIP Parking
Adams County, CO
LSC #171010; November, 2017**

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾					Primary Trips				
		Average	AM Peak Hour		PM Peak Hour		Average	AM Peak Hour		PM Peak - Hour	
		Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
Based on Proposed Land Use Categories											
Warehouse ⁽²⁾	11.25 KSF ⁽³⁾	3.560	0.237	0.063	0.080	0.240	40	3	1	1	3
RV/Boat Storage ⁽⁴⁾	240 spaces	0.090	0.014	0.009	0.017	0.011	22	3	2	4	3
Total =							62	6	3	5	6
Based on Applicant's Operations Plan											
Warehouse ⁽²⁾	11.25 KSF ⁽³⁾						4	1	1	1	1
RV/Boat Storage ⁽⁴⁾	240 spaces	0.090	0.014	0.009	0.017	0.011	22	3	2	4	3
Total =							26	4	3	5	4

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 9th Edition, 2012, unless noted otherwise.
- (2) ITE Land Use No. 150 - Warehousing
- (3) KSF = 1,000 square feet
- (4) These rates are for a typical weekday and are based on a traffic count at an existing RV/Boat Storage Facility on the west end of Atlantic Place to the southwest of the E-470/E. Jewell Avenue in the City of Aurora. There will likely be higher activity before and after periods when RV/Boats would be most used - most notably during summer holiday weekends.

ENG8: Prior to scheduling the BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study.

All documents attached to this resubmittal.

ENG9: All improvements to the property must be done outside of Adams County Right-of-Way.

All improvement are in compliance with Adams County Right-of-Way