Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Re-submittal Form

Case Name/ Number: RCU2022-00016

Case Manager: Lia Campbell

Re-submitted Items:

- [ ] Development Plan/ Site Plan
- [ ] Plat
- [x] 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;

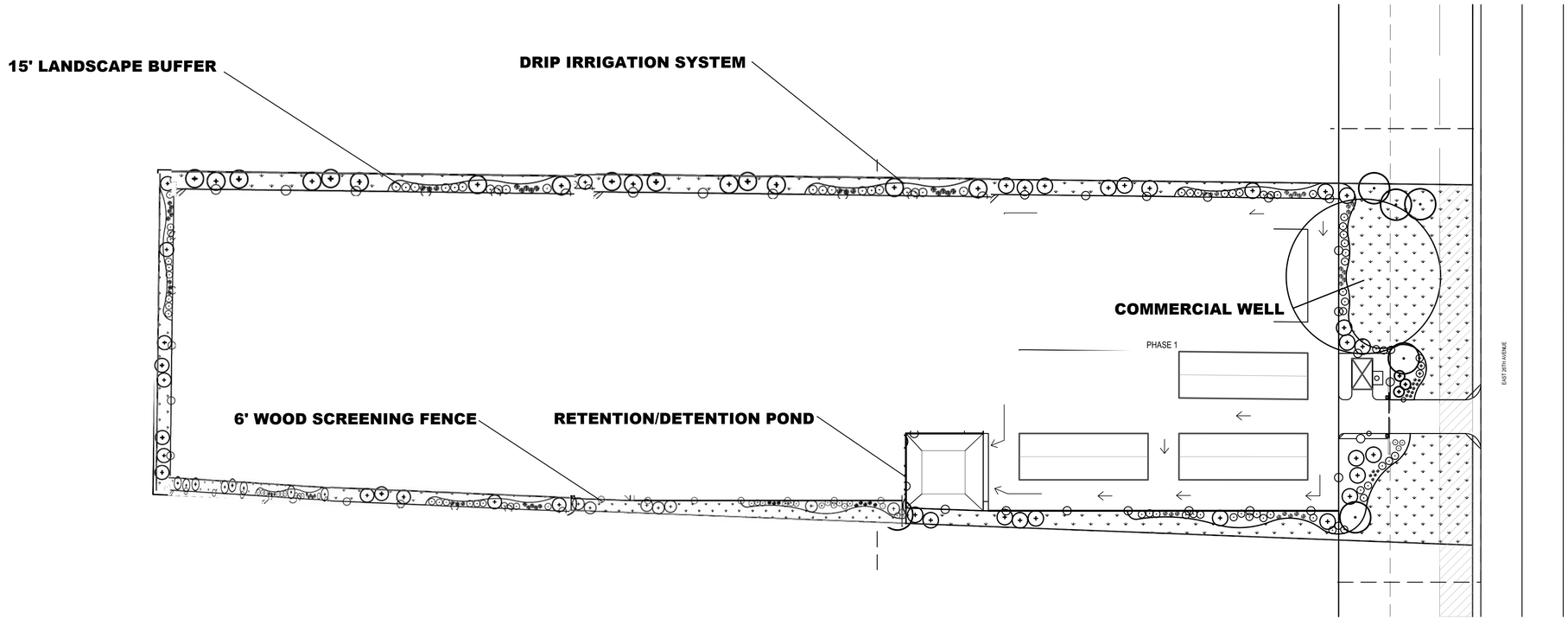
Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination

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 2: STORMWATER PERMIT
ENG 3: CONDITIONAL USE PERMIT
ENG 4: PERMIT FOR INERT FILL DIRT
ENG 5: DRAINAGE REPORT
ENG 6: TRIP GENERATION ANALYSIS
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 II LANDSCAPING



NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

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

L-1

811

NORTH

0 30 60 120
SCALE 1" = 60'

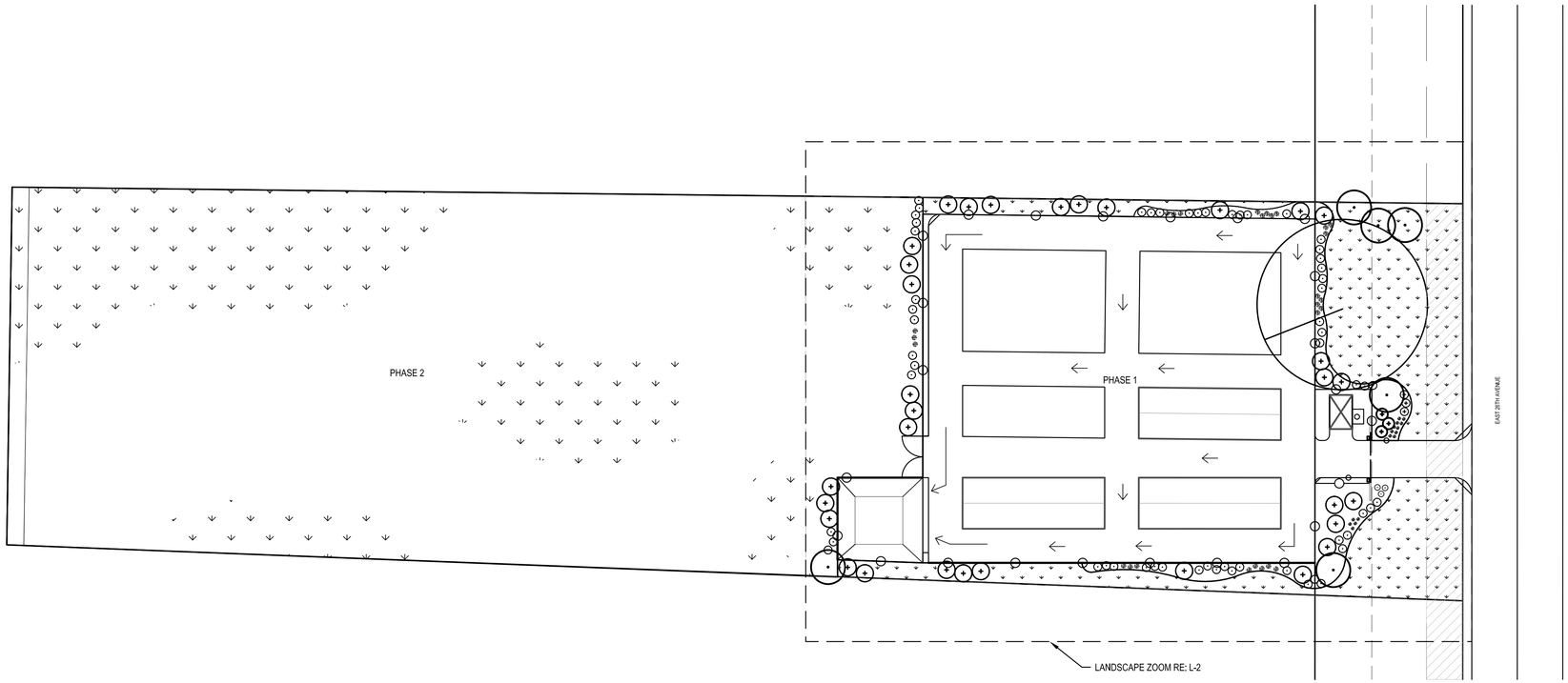
NOT FOR CONSTRUCTION

CHECKED BY: XX
DRAWN BY: XX

PHASE II
PLANT LIST

LANDSCAPE PLANT LIST

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



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L-1

811

NORTH

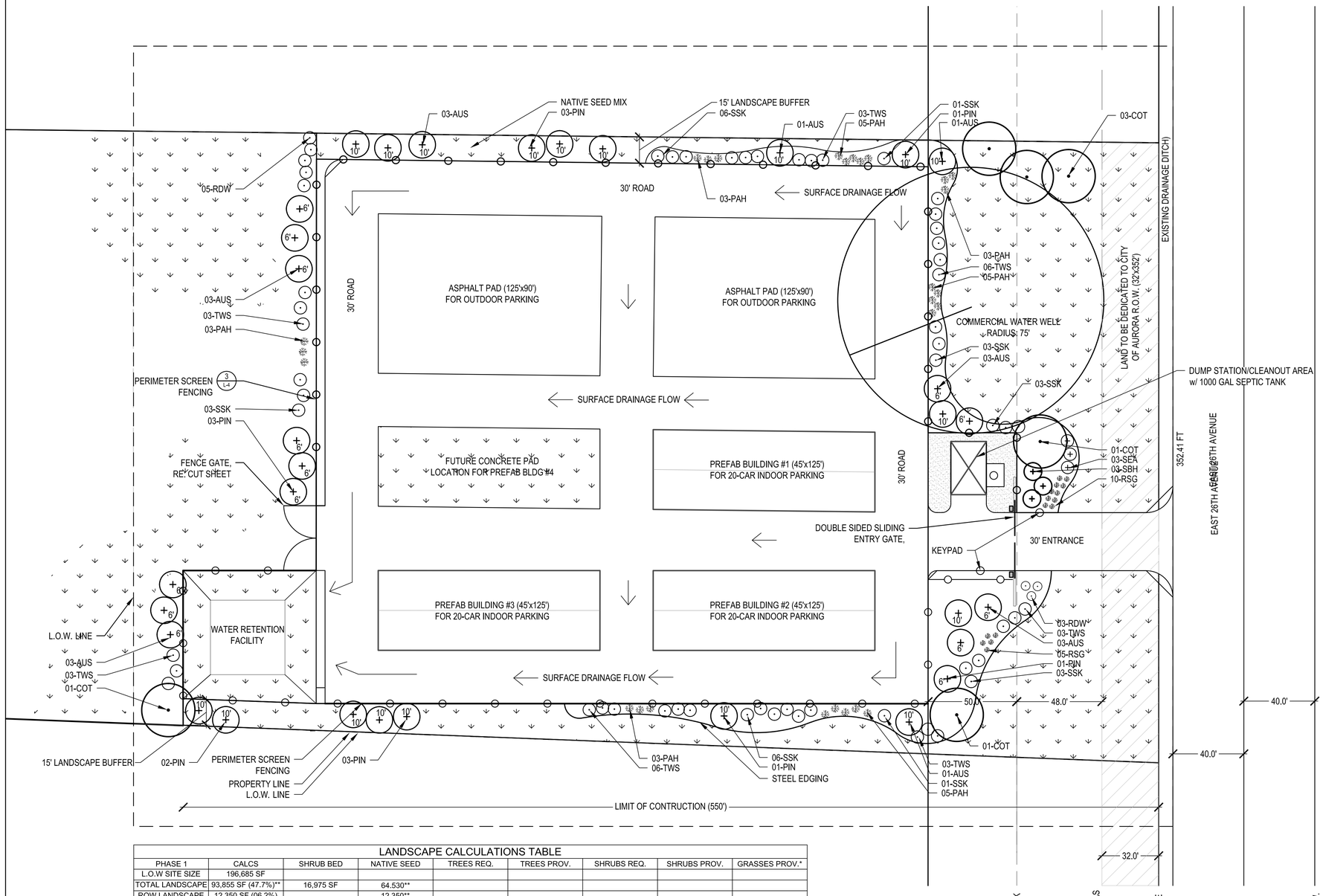
0 30 60 120
SCALE 1" = 60'

NOT FOR CONSTRUCTION

CHECKED BY: XX
DRAWN BY: XX

LANDSCAPE PLANT LIST

ABR	COMMON NAME	BOTANICAL NAME	SIZE & COND. (UNLESS OTHERWISE NOTED)	QTY.
	DECIDUOUS CANOPY TREES			
COT	COTTONWOOD	POPULUS SARGENTI	3 " CAL. B&B	6
	EVERGREEN TREES			
AUS	AUSTRIAN PINE	PINUS NIGRA	6' HEIGHT B&B	12
			10' HEIGHT B&B	6
PIN	PINON PINE	PINUS EDULIS	6' HEIGHT B&B	4
			10' HEIGHT B&B	10
SBH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	#15 CONT.	3
	DECIDUOUS SHRUBS			
RDW	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	5 GAL	8
SSK	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	5 GAL	26
TWS	TALL WESTERN SAGE	ARTEMISIA TRIDENTATA	5 GAL	27
	EVERGREEN SHRUBS			
SEA	SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	5 GAL	3
	ORNAMENTAL GRASSES			
PAH	PLUME GRASS	ERIANTHUS RAVENNAE	#1 CONT.	28
RSG	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	15



LANDSCAPE CALCULATIONS TABLE

PHASE 1	CALCS	SHRUB BED	NATIVE SEED	TREES REQ.	TREES PROV.	SHRUBS REQ.	SHRUBS PROV.	GRASSES PROV.*
L.O.W SITE SIZE	196,685 SF							
TOTAL LANDSCAPE	93,855 SF (47.7%)**	16,975 SF	64,530**					
ROW LANDSCAPE	12,350 SF (06.2%)		12,350**					
% LIVING	86,025 SF (91.7%)							
% NON LIVING***	7,830 SF (08.3%)							
BUFFER NORTH	474 LF			12 (2 PER 80 LF)	12	0	112	8
BUFFER SOUTH	572 LF			14 (2 PER 80 LF)	15	0	16	8
EAST 26TH AVENUE BUFFER	348 LF			9 (1 PER 40 LF)	13	18 (2 PER 40 LF)	24	23

* GRASSES NOT REQUIRED FOR CALCULATIONS.
** 63,470 SF OF EXISTING NATIVE TO REMAIN AND RESEEDED IN AREAS OF DISTURBANCE. .
*** NON-LIVING LANDSCAPE IS LANDSCAPE MULCH, NOT OCCUPIED BY PLANTINGS.

NATIVE SEED MIX

PBSI NATIVE PRAIRIE SEED MIX

COMMON NAME	% OF TOTAL
WESTERN WHEATGRASS	24%
SIDE OATS GRAMA	20%
BLUE GRAMA	20%
GREEN NEEDLE	24%
BUFFALO GRASS	10%
SAND DROPSEED	2%
TOTAL	100%

*CONTACT: PAWNEE BUTTES SEED, 605 25TH ST. GREELY CO 80631
OR APPROVED EQUAL

LEGEND

- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- NATIVE SEED MIX
- EXISTING NATIVE GRASS (TO REMAIN)
- CRUSHER FINES

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SHEET TITLE:
LANDSCAPE PLAN

L-2

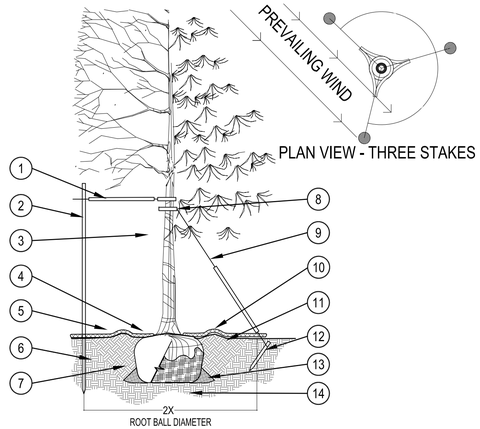
CHECKED BY: XX
DRAWN BY: XX

811 NORTH 0 15 30 60 SCALE 1" = 30'

NOT FOR CONSTRUCTION

LANDSCAPE NOTES

1. 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.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. SHRUB, GROUNDCOVER 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.
18. 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% $\frac{3}{4}$" 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 GROUNDCOVER OR PERENNIAL AREAS.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. 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.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. 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.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. 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.



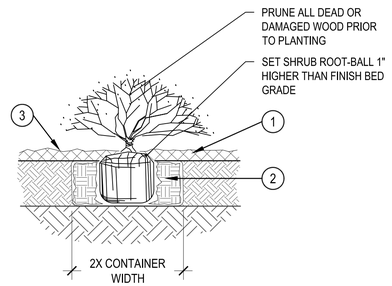
1 TREE PLANTING DETAIL

PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   - 1.1 1-$\frac{1}{2}$" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
   - 1.2 1-$\frac{1}{2}$" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
   - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-$\frac{1}{2}$" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1. PLACE MIN. $\frac{1}{2}$" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

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

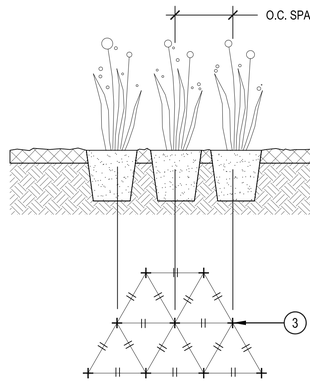


2 SHRUB PLANTING

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

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

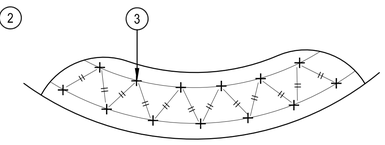
NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH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



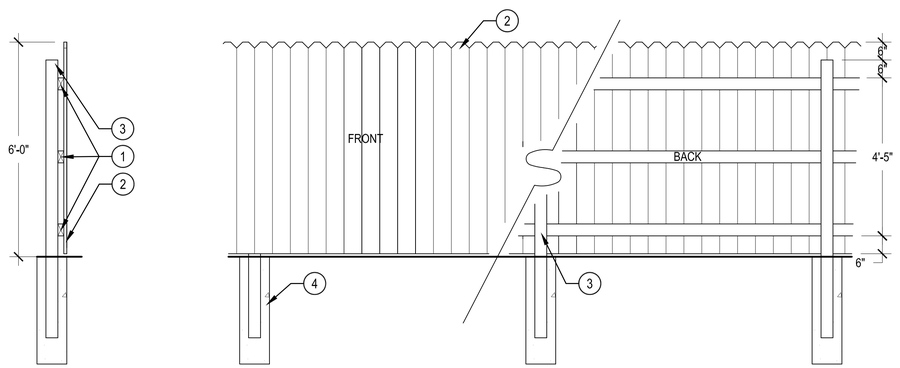
3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

1. SPECIFIED MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT



WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.



4 6' WOOD FENCE

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

1. 2"X4" CEDAR RAILS ON BACK OF FENCE (TOP, MIDDLE, & BOTTOM)
2. 1"X6" CEDAR PICKETS WITH 'DOG EAR TOPS'
3. 4"X4" CEDAR POSTS ON BACK OF FENCE 8' O.C.
4. CONC. FOOTING 10" MIN. DIAMETER 36" DEPTH

CHECKED BY: XX
DRAWN BY: XX

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SHEET TITLE:
LANDSCAPE NOTES AND DETAILS

L-3

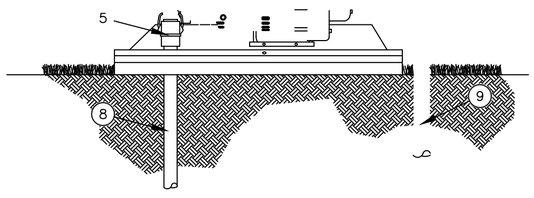
DENVER LANDSCAPES
DESIGN & CONSTRUCTION
10740 W. 44th Ave. Wheat Ridge, CO 80033
720-855-3964 www.denverlandscapes.com

VIP PARKING

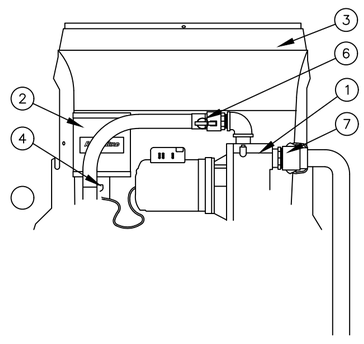
23905 EAST 26TH AVE
AURORA, CO

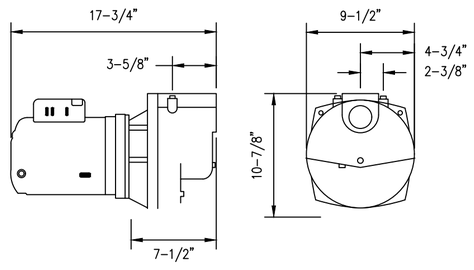
DESIGNED: Shane Meyer
DRAWN: September 30, 2019
REVISIONS:
SCALE: NA
NORTH:

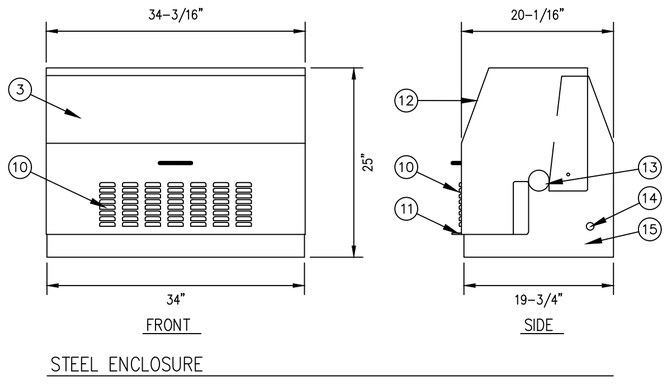
SHEET NUMBER: I-D2



3/4-HP HEAVY DUTY PUMP



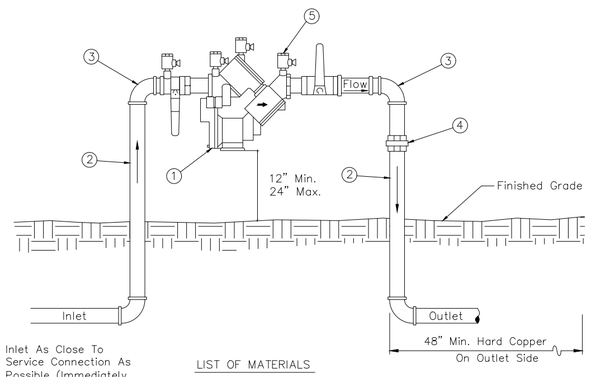




STEEL ENCLOSURE

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. ø1" KNOCK OUT FOR 3/4" CONDUITS (BOTH SIDES)
15. ENCLOSURE BASE

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

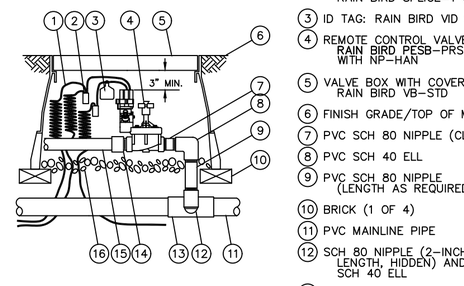


Inlet As Close To Service Connection As Possible (Immediately After Water Meter). Hard Copper On Inlet Side.

LIST OF MATERIALS
1. Approved reduced pressure principle backflow prevention assembly, ball valves included.
2. Pipe spool, type "L" 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)

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 pre-venter 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 supression systems must also have approval from Underwriters Laboratories and/or Factory Mutual Research Corporation.

REDUCED PRESSURE PRINCIPLE BACKFLOW



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 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

CHOOSING VALVES AND OPTIONS

VALVES
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

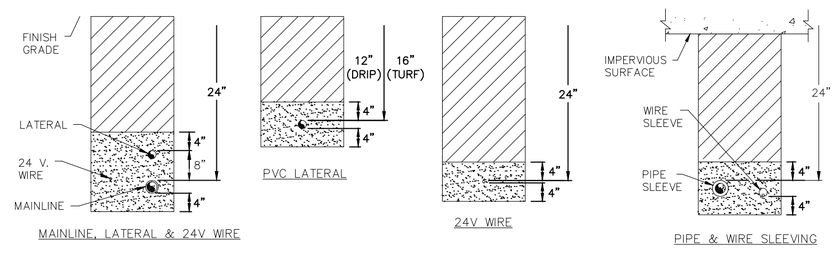
SCRUBBER VALVE
OPTION-SOLENOID AND EITHER:
TEXT-PESB-LEADERS OR
TEXT-PESB-BUBBLES

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

BSP THREADS
EITHER:
TEXT-BSP-LEADERS OR
TEXT-BSP-BUBBLES

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

CONTROL VALVE INSTALLATION



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 MANUFACTURES 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 EXTEND 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. TRACKING WIRE SHALL BE INSTALLED.

TRENCHING

CHOOSING EQUIPMENT CALLOUT METHOD

CHOOSE EITHER LEADERS OR BUBBLE CALLOUTS BY TURNING ON THE APPROPRIATE LAYER:
TEXT_LEADERS (ITEM 1) TEXT_BUBBLES (1)

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

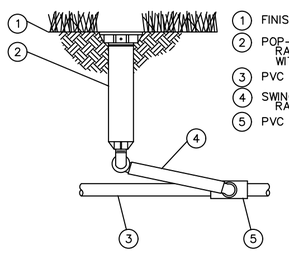
CHOOSING NOZZLES AND OPTIONAL FEATURES

CHOOSE A DIFFERENT SPRINKLER NOZZLE BY TURNING ON THE APPROPRIATE LAYER:
PLASTIC MPR NOZZLE — OPTION-NOZ-PLASTIC
U-SERIES NOZZLE — OPTION-NOZ-U-SERIES
VAN NOZZLE — OPTION-NOZ-VAN
ROTARY NOZZLE — OPTION-NOZ-ROTARY

CHOOSE ONE OF THE FOLLOWING OPTIONS BY TURNING ON THE APPROPRIATE LAYER:
SAM SERIES — OPTION-SAM
PRS SERIES — OPTION-PRS
SAM-PRS SERIES — OPTION-SAM-PRS
VANDAL-PROOF CAP — OPTION-VPC
NON-POTABLE CAP — OPTION-NP
SAM SERIES WITH VANDAL-PROOF CAP — OPTION-SAM-VPC
SAM SERIES WITH NON-POTABLE CAP — OPTION-SAM-NP
PRS SERIES WITH VANDAL-PROOF CAP — OPTION-PRS-VPC
PRS SERIES WITH NON-POTABLE CAP — OPTION-PRS-NP
SAM-PRS SERIES WITH VANDAL-PROOF CAP — OPTION-SAM-PRS-VPC
SAM-PRS SERIES WITH NON-POTABLE CAP — OPTION-SAM-PRS-NP

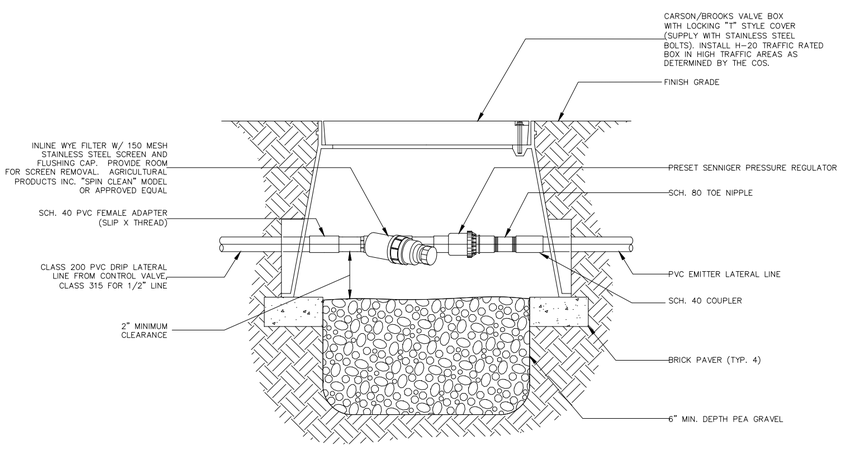
SELECT THE DESIRED SWING ASSEMBLY BY TURNING ON THE APPROPRIATE LAYER:
CONTRACTOR ASSEMBLED SWING ASSEMBLY — OPTION-SA AND EITHER TEXT-SA-LEADERS OR TEXT-SA-BUBBLES
RAIN BIRD SWING ASSEMBLY — OPTION-RB-SA AND EITHER TEXT-RB-SA-LEADERS OR TEXT-RB-SA-BUBBLES

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



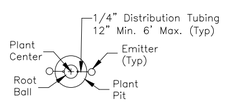
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804 WITH 1800 VPC WITH RAIN BIRD ROTARY NOZZLE
3. PVC LATERAL PIPE
4. SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
5. PVC SCH 40 TEE OR ELL

SPRINKLER HEAD INSTALLATION

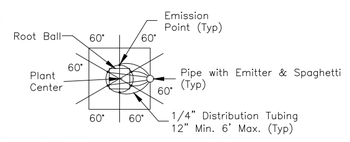


DRIP FILTER & PRESS. REG. ASSEMBLY
SCALE: NTS

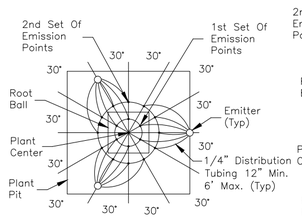
DRIP FILTER & PRESSURE REGULATOR



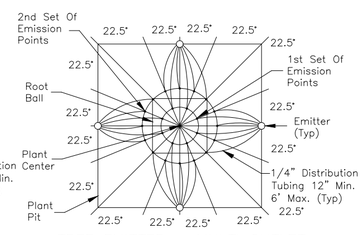
SHRUB EMITTER SINGLE OUTLET



TREE EMITTER – MULTI OUTLET
(SEE EMITTER SCHEDULE)



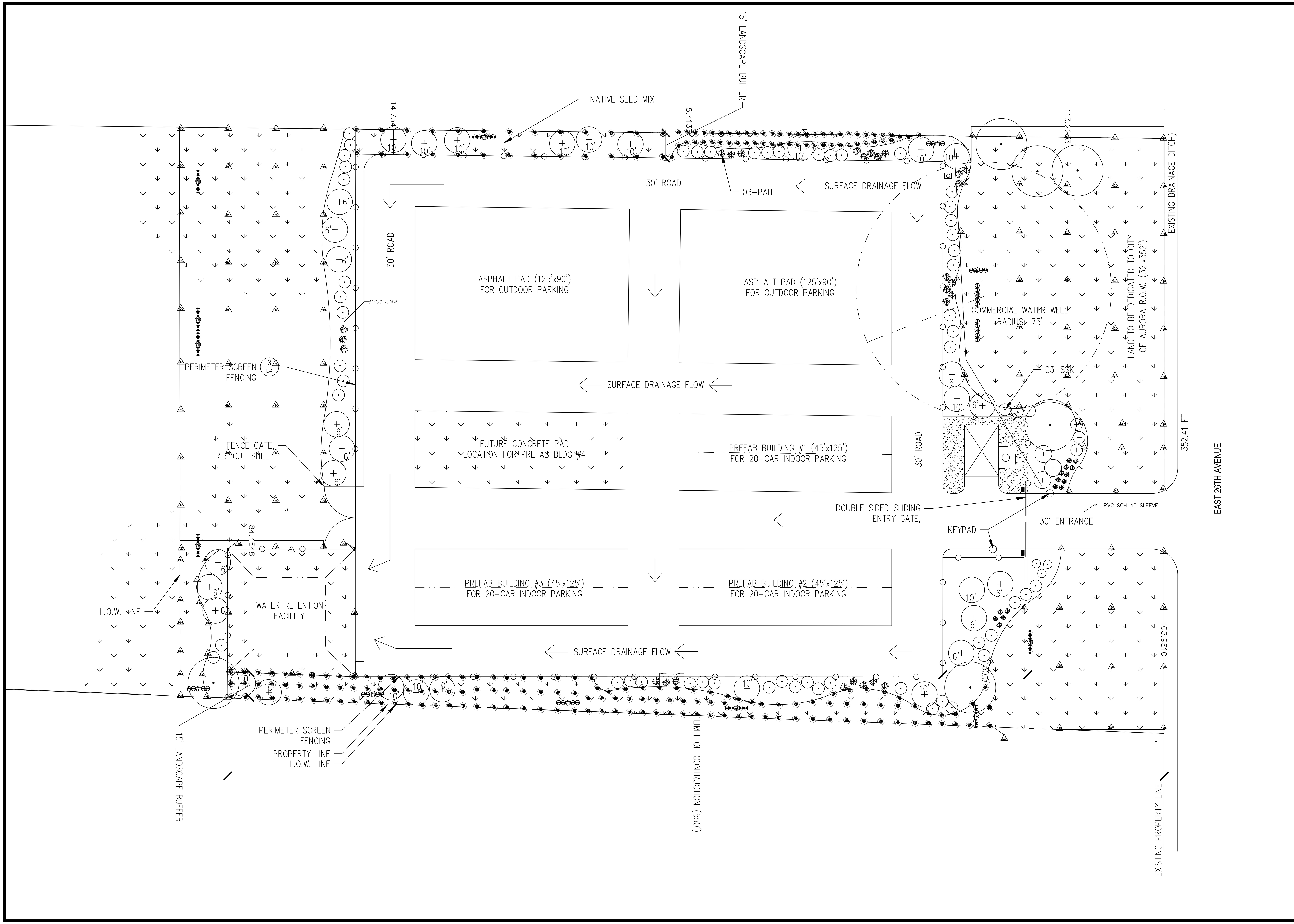
TREE EMITTER – MULTI OUTLET
(SEE EMITTER SCHEDULE)



TREE EMITTER – MULTI OUTLET
(SEE EMITTER SCHEDULE)

EMITTER SCHEDULE	
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



DENVER LANDSCAPES
DESIGN & CONSTRUCTION

10740 W. 44th Ave. Wheat Ridge, CO 80033
720-855-3964 www.denverlandscapes.com

VIP PARKING

23905 EAST 26TH AVE
AURORA, CO

DESIGNED: Shane Meyer
DRAWN: September 30, 2019
REVISIONS:
SCALE: 1/2" = 1'-0"
NORTH:

SHEET NUMBER:
L-1

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

The BOCC has asked that we not having 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.

Our clients are advised and it is recommended to limit their access to daylight hours.

Electricon
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

37127 Cullison Ridge Rd, Severance, Colorado 80550
Phone: 970-686-1004 E-Mail: Larry@electricon-eng.com

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?

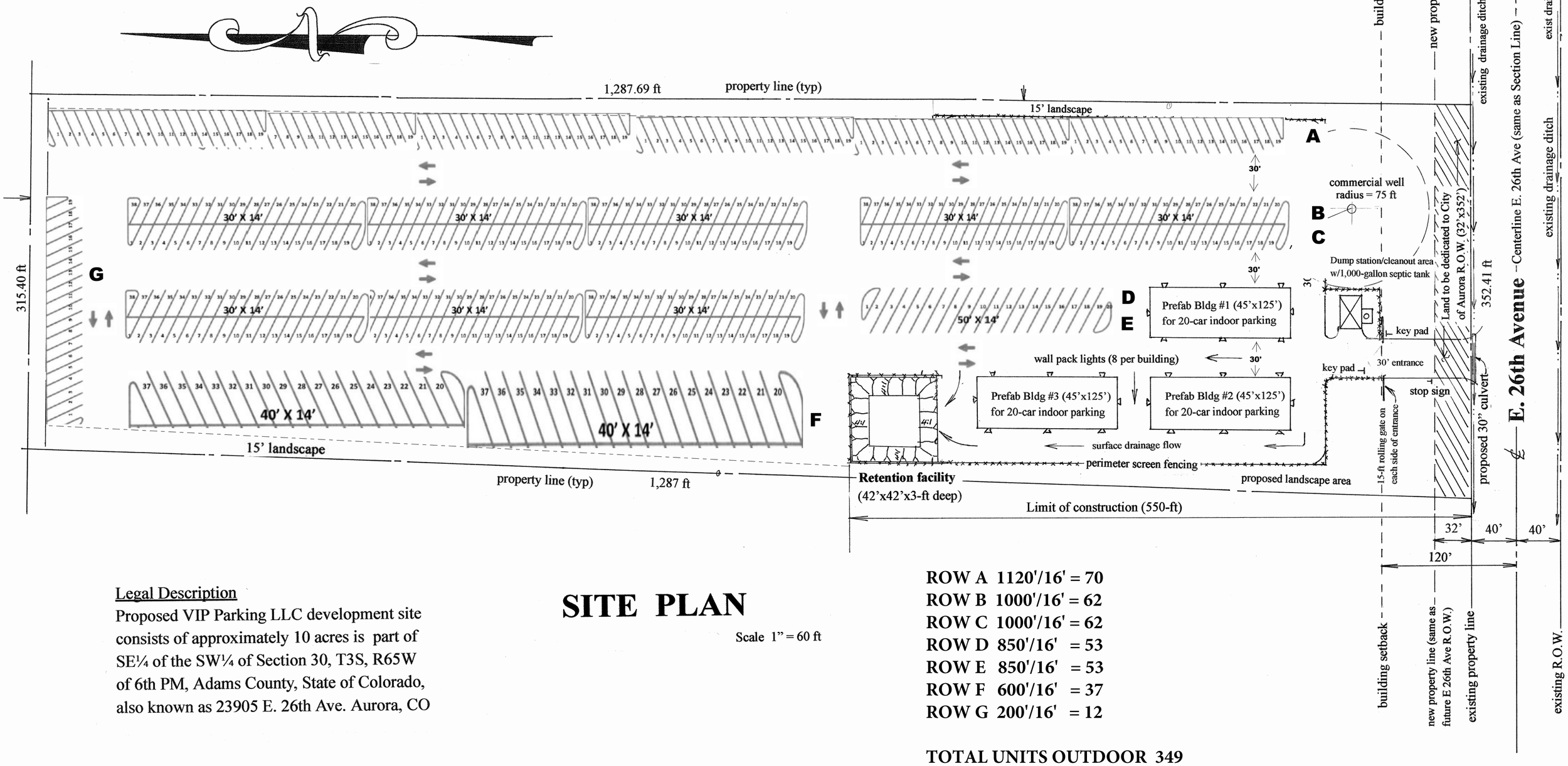
The dump station holding tank will be located just east of the driveway on the south end of the property. There is a commercial well, over 50' from the proposed holding tank. A restroom is installed with a men's and women's restroom. There will be a total of two toilets, two sinks and two drinking fountains.

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 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.

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

Please refer to Parking Lot/ Site Plan pg. 14 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 was used.

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.

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.

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

November 2021

CONTENTS

APPENDIX

URPOSE &SCOPE

The purpose of the 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'xl35') to beused 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 comer 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 Tc is calculated using using the following equation for non-urban areas:

$$Tc = Ti + Tt$$

Where Tc = time of concentration in minutes
Ti = initial, inlet, or overland flow time in minutes
Tt = 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'xl35') 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 includin_g 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 fmding 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.

7

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)

S11bbasin	A a.a&	RunoffCo f	Ic. min	I. in/hr	Q. cfs	Rwiark
A	Q	Q.1:Z	28	4,4	4,48	1QQ- yr
B	4	0,17	28	4,4	2,99	100-yr

Build out (after Development)

„ : s u b ba s in A = Al +A2 (Al is impervious pavement)

Al*	1.3	0,93	IO	7,2	8 ,70	100 -yr
A2	4,7	Q.17	28	4,4	3jQ	100-yr
B	4	0 .17	28	4.4	2,99	100-yr

Compare net increase of runoff (before and after development)

Net increase = (ql - q2)

=(12.2 - 4.48) cfs

= 7.72 cfs

Equivalent vol @ Tc = 10 minutes min.

= 7.72 cfs X 600 seconds

= 4,600 cu ft

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

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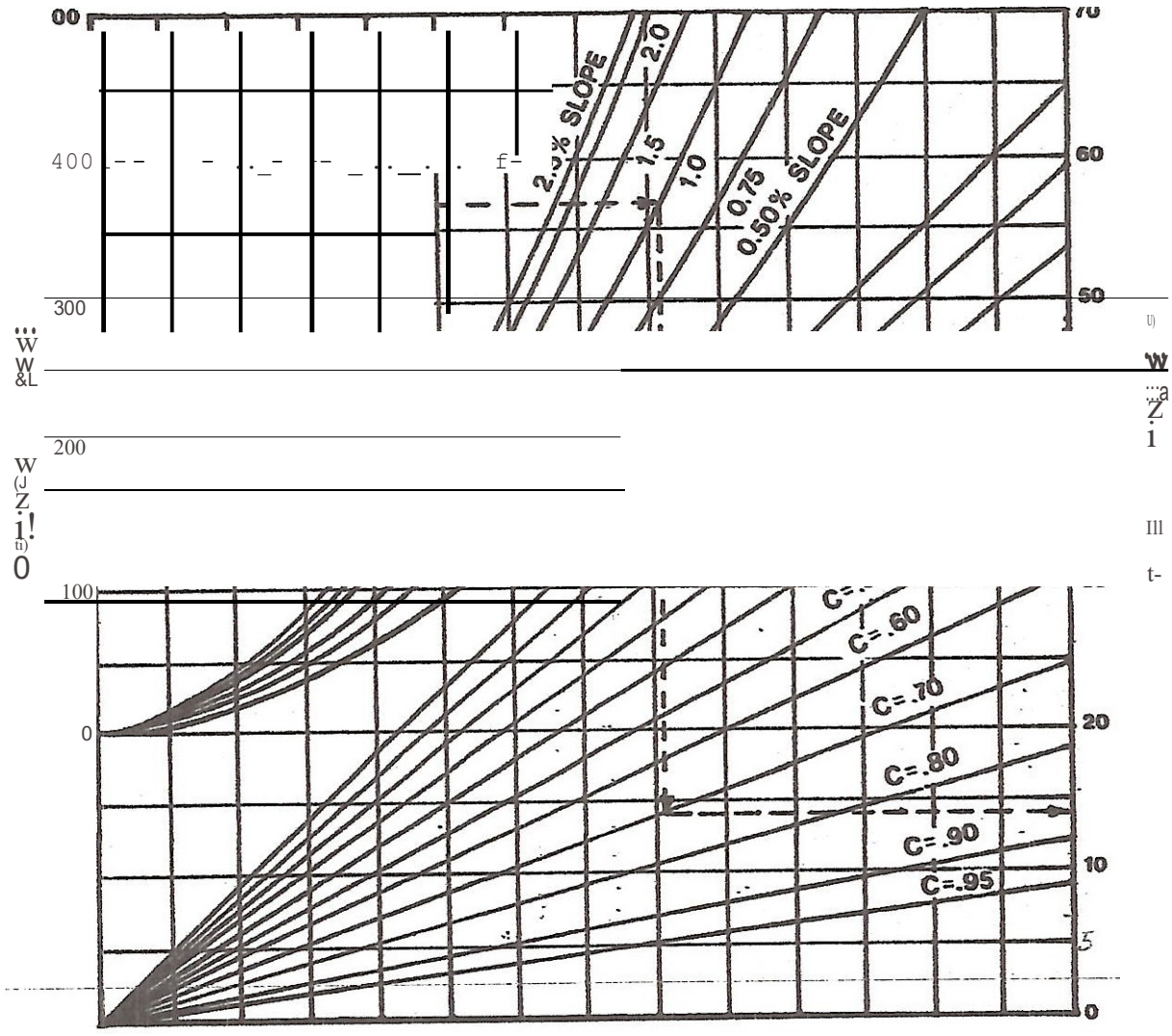

OVERLAND TIME OF FLOW CURVES

5 -1 -84

FIGURE 1

URBAN DRAINAGE & FLOOD CONTROL DISTRICT

//

TABLE1
RUNOFF COEFFICIENTS AND PERCENTS IMPERVIOUS

LAND USEORSURFACE CHARACTERISTICS	PERCENT IMPERVIOUS	FREQUENCY			
		2	5	10	100
Business:					
Commeroial.Areas	95	Jf7	.87	.88	.89
Nei •• • -• 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/I Ame Lot or Lmger	C-) 8 0	.30 .65	.35 .70	.40 .70	.60 .80
Jgduslrial:					
LigbtAreas	80	.71	.72	.76	.82
HeavvAreas	90	.80	.80	.85	.90
Pinb <:'"MP	5	.10	.10	.35	.60
Pla	10	.15	.25	.35	.65.
Schools	50	.45	.50	.60	.70 -
'Varrl A___,	15	.40	.45	.50	.60
Undeveloped Areas:					
Historic Flow Analysis. Greenbelts, Agricultural	2	(See "Lawnsj			
Off-Site FlowAnalysis (whenland usenotdefined)	45	.43	.47	.55	.65

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TABLE 1 (continued)

RUNQFFCQEFFICIENTSANDPERCENTS IMPERVIOUS

LANDUSEORSURFACE CHARACTERISTICS	PERCENT IMPERVIOUS	FREQUENCY			
		2	5	IO	100
Streets:					
Paved	100	.87	.88	.90	.93
Gravel	40	.15	.25	.35	.65
Co..,. _ ,,. nm...,,.nr1W ,alb,	96	.87	.87	.88 ·	.89
Roofs	90	.80	.85	.90	.90
Lawns.. SandySoil (A andB Soils}:	2				
2% Slope		.05	.06	.08	.10
2-7% S!ope		.10	.11	.13	.15
>70/4S lone		.15	.16	.18	.20
·ywns.. laxSo il {C !m!!D ils) :	5				
2%Slope		.13	.14	.15	.17
2-70/4 Slope		.18	.19	.20	.22
>7%, Slore		.25	.27	.30	.35

NOTE: TheseRational Formula coefficients may notbe valid for large basins

(*)SeeFigures*R0 -3 throughR0 -5* ofUSDCM Volume 1 for percent impervious.

(**)Up to *5* uni1s per acre. Singlo-mmily with more than *5* uni1s 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.

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
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E-mail: lsc@lscdenver.com

TRANSPORTATION
CONSULTANTS, INC.

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

W:\LSC\Projects\2017\171011-VIP-Parking-TripGen\Report\VIP-ParkingTripGen-072722.wpd

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

			Trip Generation Rates [1]					Primary Trips				
			Average	AM Peak Hour		PM Peak Hour		Average	AM Peak Hour		PM Peak - Hour	
Trip Generating Category	Quantity		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 Generation Rates [1]					Primary Trips				
		Average	AM Peak Hour		PM Peak Hour		Average	AM Peak Hour		PM Peak - Hour	
Trip Generating Category	Quantity	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 inn compliance with Adams County Right-of-Way