

February 14, 2022

City of Aurora  
Office of Development Assistance  
15151 E Alameda Parkway, Suite 5200  
Aurora, Colorado 80012  
303.739.7345

RE: Initial Submission Review – Popeye’s at Citadel – Site Plan and Conditional Use

Below are Cole’s responses to the comments from the plan reviewers conducted by the Planning & Development Planning Division record number (#1436611 for the Popeyes Louisiana Kitchen located on 15050 E Colfax Ave. All comments are addressed, and the plans are updated accordingly. All Cole responses are in **Red bold**.

## SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The landscaping review has been delayed. Comments are to be sent by separate cover at a later date.
  - **Kelly Bish provided comments on 1/26, comments are shown in this document.**
- Submit a site plan set to include the missing elevations sheets, add information regarding estimated wall sign area being proposed. Resubmit revised colored elevations as requested. As a reminder, please make sure the CAD text is removed from all submitted documents (I missed this when checking in your technical review).
  - **Revised elevation set included as part of submittal and PDF is flattened per comment.**
- Further refine and clean-up the plans as requested by Public Works.
  - **Understood, plans have been cleaned up per public work comments**

## PLANNING DEPARTMENT COMMENTS

### 1. Planning and Development Services (Aja Tibbs / 303-739-7227 / atibbs@auroragov.org)

#### GENERAL COMMENTS

1A. Revised color elevations were not included with this resubmittal – repeat comment: the sign content cannot be shown on the colored elevations. Please provide only an outline of the sign area and remove the sign content.

**Color elevations now included, sign plans have been revised per comment.**

#### Sheet 3/Site Plan

1B. Please add some information to the sign chart to indicate how the total area calculation was determined. This may be done using a chart on the elevation sheets as suggested below (since the monument sign details are clear).

**Signage sizes have been added to sheets and total sqft has been updated.**

1C. Remove the sign content from the sign detail, make the image black and white, label the sign materials to be consistent with the primary building materials, and consider reducing the image size and placing it on another detail sheet or note sheet (it seems unnecessary to add an entire sheet to the plan set).

**Detail has been resized, logo removed and placed onto sheet in question.**

### Sheet 10/Landscaping Plan

1D. Again, the landscaping note does not make sense, as this is the site plan submittal. Please revise to say as follows:

All site landscaping demonstrated on this plan drawing is required to be installed at the time of the Popeye's site development

**Note revised per comment.**

### Sheets A5 & A6

1E. The building elevation sheets were not included in the submittal set. Please include with the site plan submittal. Please also add a sign table to the elevation sheets that provides rough estimates for the wall sign area estimates included in the total on the cover sheet of the site plan set.

**Elevation plans have been included in most recent submittal, sign table now added to plans**

## 2. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

### Sheet L1.0

- For these areas that outside of the applicant's property, but are the responsibility of the applicant to install, should include the plant species as identified on the previously approved plan. It should not be grayed back if being installed as part of this project.
  - **Master Plan landscape has been darkened. Labels have been added along with the plant schedule per the master plan. Note added that Popeye's developer is responsible to install the adjacent master plan landscape.**
- Flatten this drawing so that there are no SHX items.
  - **The entire planset is now flattened in this submittal per city requirements.**
- Dimension and label the buffers being provided.
  - **Landscape buffers have been labeled and dimensioned.**
- Remove the reference to the previous landscape code in the Landscape Notes.
  - **Landscape code reference removed per comment.**
- Darken the sidewalk. It blends in too much with the sod around it. It should read independently of the sod.
  - **Sidewalk edges have been darkened.**
- Don't hatch the sidewalk.
  - **hatch has been removed.**
- The grow low sumac will get eight feet wide and the mugo pine can get 20' tall and 20' wide at maturity. These plants will be too large for the parking lot islands. Choose different plants more suited to this location.
  - **Mugo pine was replaced with the dwarf White Bud Mugo Pine variety which matures at a much smaller size. Grow Low Sumac was replaced in the parking lot islands with Limemound Pink Spirea which is more compact. Human abuse in the parking lot may**

happen to these plants preventing them from achieving their full growth potential but both plant species can also be trimmed if needed.

- Do not hatch the pavement or patio areas. Leave unhatched.
  - Hatch has been removed from pavement areas.

### 3. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

#### Sheet 1/Cover Sheet

3A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Understood, drainage report has been requested to be signed and resubmitted per coordination with public works and Caroline Ogg.

3B. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

Understood.

#### Sheet 2/Notes Sheet:

3C. Please remove the general utility notes and any notes pertaining to construction - these notes would be more applicable to the civil plans.

Notes have been removed.

3D. Please ensure that all applicable site plan notes are included. Work with your planner to get the complete list of notes if you do not already have it.

All necessary notes have been added per previous comments.

#### Sheet 3/Site Plan

3E. Include the width of the crosspan.

Crosspan width now called out per comment.

3F. Include EDN for these improvements.

EDN Number now provided.

3G. Please don't show the storm pipes on this sheet.

Storm pipes are no longer shown.

3H. Please show all lights proposed with Drive Lane A.

All lights proposed in drive lane A's plans have been shown.

#### Sheet 4/Grading Plan

3I. Please remove all notes referring to construction instructions, pipe types, fill types, etc. This is information that will be reviewed/approved with the civil plan review.

All construction instruction-related notes have been removed per comment.

3J. Label existing and proposed storm or add to legend.

Storm pipes added to legend.

3K. 3:1 - revise typo

Typo revised.

3L. Please provide additional slope labels showing compliance to the minimum slope requirements.

Additional slope callouts now provided in areas requested.

3M. Revise text overlap

Overlap corrected.

#### Sheet 6/Detail Sheet

3N. Remove ADA ramp details. Ramps will be reviewed as part of civil plans.

**ADA ramp details have been removed per comment.**

3O. Remove construction details except as required by other departments (traffic, life safety, planning).

**All construction related details have been removed per comment.**

**4. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)**

4A. Provide water utility easement to be dedicated by separate instrument (refer to redlined location on sheet 5, utility plan).

**Easement legal description generated per coordination with Galloway and included with this submittal**

**5. Transportation Planning (Tom Worker-Braddock / 303-764-6695 / twoker@auroragov.org / Comments in bright teal)**

5A. Not sure what code this refers to. Bicycle Parking is detailed in UDO 146-4.6.3.F. Bike racks have to provide at least two points of contact to bicycle.

**Note corrected per callout.**

5B. If properly installed, a single inverted U-rack would provide (and count as) 2 spaces.

**Parking provided callout revised per callout.**

5C. Sidewalks / walkways for accessible routes are required to be minimum 6' wide per UDO 4.5.4.D and UDO 4.5.4.E

**All proposed sidewalks as part of this site plan are 6' in width and follow ADA requirements.**

We appreciate your assistance in answering our questions and contact us if you have any questions.

Thank you,

William Fellhoelter, Project Engineer

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