



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
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*AuroraGov.org*

April 12, 2024

Kay Stallworthy  
Cadence Capital  
6400 S. Fiddler's Green Circle, Ste. 1820  
Greenwood Village, CO 80111

**Re: Technical Submission Review – 7-Eleven at Smith and Tower - Site Plan and Plat**  
Application Number: **DA-2208-00**  
Case Numbers: **2020-6060; 2020-3059-00**

Dear Ms. Stallworthy:

Thank you for your technical submission. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and outside agencies.

Another technical corrections submittal will be required in order to address the outstanding redline comments, this submittal is scheduled for April 29<sup>th</sup>, 2024. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. Please also be aware that an updated plat document will need to be submitted prior to final approval and recordation. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7209 or [sgubrud@auroragov.org](mailto:sgubrud@auroragov.org).

Sincerely,

Stephen Gubrud, Planner I  
City of Aurora Planning Department

cc: Jerry Davidson, Perception Design Group, Inc.  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\SDA\2208-00tech1



## *Technical Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Provide an RTD bus stop on this site (RTD)
- Provide building perimeter landscape for the west facade (Landscaping)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

1A. Please add a symbol or coloration to fuel canopy elevations illustrating the accent: non-accent area ratio.

#### **2. Landscaping Issues** Tammy Cook / 954-684-0532 / [tcook@auroragov.org](mailto:tcook@auroragov.org) / Comments in teal)

##### *Sheet 7*

- 2A. Modify text under the evergreen trees heading to read "Pinus."
- 2B. This species is too large to be adjacent to the driveway.
- 2C. Add a hatch pattern to the Legend.
- 2D. Shift this label as it is on top of planting call-outs and other labels.
- 2E. Relabel this as a Curbside Landscape Requirements Table.
- 2F. Omit these columns.
- 2G. Label and dimension the street frontage buffer TYP.
- 2H. Label Building not 7-11.
- 2I. Building perimeter landscape for the west facade should be oriented along the west facade. The requirement could be satisfied with one parking island.
- 2J. Oregon Green Austrian Pine is too large for a 10' buffer.
- 2K. Add the percentage of overall coverage.
- 2L. Please modify the number of trees provided accordingly in the curbside/ street frontage landscape requirements table.
- 2M. Add totals on Smith and Andes. Separate counts for shrubs vs. grasses. Max 40% ornamental grasses.
- 2N. Relabel to Perimeter Landscape Requirement Table.
- 2O. Include the retaining wall in the license agreement.
- 2P. Label and dimensions for the non-street Frontage buffer.
- 2Q. Length should only exclude the driveway. What is this based on? My calcs were closer to 325'.
- 2R. Please confirm and modify the various figures highlighted on the perimeter landscape requirement table.
- 2S. Add a linetype for the pond's 100-year elev. in the legend.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering** (Chris Eravelly/ 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in green)

##### **Site Plan**

##### *Sheet 1*

- 3A. The Site Plan will not be approved by Development Services until the Preliminary Drainage (PD RSN 1502840) is approved.
- 3B. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce the select-ability of the items.

##### *Sheet 3*

- 3C. Please include Public Street Light type (ex. SL-4) per COA standards with proposed pole height.

##### *Sheet 4*

- 3D. 85' Existing Public ROW per plat.
- 3E. Show full roadway sections. Screen back/grey out existing portions of the street sections.
- 3F. Add dimension for the entire Public ROW.



3G. Show the ROW line.

*Sheet 5*

3H. REPEAT COMMENT: Text overlap

3I. Minimum slopes note: "Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%."

3J. Maximum slopes note: "Add a note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."

3K. Slope away from the building: "Add a note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."

3L. Fire lane slopes: "Add a note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."

3M. ADA parking: "Add a note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."

3N. ADA path: "Add a note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."

**Please add these standard notes to the grading plan sheet.**

3O. Show maintenance access to the bottom of the pond. Match Preliminary Drainage Design. (TYP.)

*Sheet 6*

3P. Please remove the Public Street Light design from the Site Plan submittal. Public Street Light Design will be submitted with the Civil Plan submittal for review and approval.

**4. Real Property (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

**Site Plan**

4A. No further comments on the Site Plan.

**Plat**

4C. No updated plat was received with this most recent submittal. Please update the plat document based on the 5<sup>th</sup> review comments and include it with future submittal(s).

**5. Regional Transportation District (RTD) (C. Scott Woodruff / [clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com))**

5A. No further comments have been received at this time. Contact has been made with RTD to confirm the arrangement noted in the comment responses for the 5<sup>th</sup> review. If the applicant has any such documentation please provide it with the next technical submittal.