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October 13, 2021

Ariana Muca, PLA  
City of Aurora | Planning and Development Services  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**RE: DA-2279-00 – King Soopers Fuel + Wells Fargo Drive-Thru ATM – Conditional Uses and Site Plan – 2<sup>nd</sup> Comment Responses**

Dear Ariana,

Please find below our responses to the first review comments for the King Soopers Fuel + Wells Fargo Drive-Thru ATM – Conditional Uses and Site Plan. To facilitate your review, we have included the original comments in standard font and have provided our responses in ***bold and italics***. Please do not hesitate to contact us should you have any questions or concerns relating to the submittal documents or comment responses.

Sincerely,  
**GALLOWAY**

Jessica Greenough  
Civil Project Engineer  
[JessicaGreenough@GallowayUS.com](mailto:JessicaGreenough@GallowayUS.com)



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

- A neighborhood meeting will be required before Planning Commission (Planning).
- The submittals need to be flattened the AutoCad SHX text cannot be on the pdfs (Planning).
- There are plants without labels and labels without plants (Landscape).
- Several easement and plat issues remain (Real Property).
- Aurora Forestry cannot approve plan until tree mitigation has been paid (Forestry).

***RESPONSE: Understood, revisions have been made and responses provided. A neighborhood meeting has been scheduled for Friday, October 22 at 6 pm.***

## **PLANNING DEPARTMENT COMMENTS**

### **1. Community Questions, Comments and Concerns**

1A. One neighborhood comment. From the Village East Neighborhood Association (VENA), email seamus12@comcast.net. A recommendation for a neighborhood meeting with the Village East Neighborhood Association is recommended before Planning Commission. Please work with Planning and Neighborhood Services to get a meeting scheduled.

“The Village East Neighborhood Association requests that the a lighter color be used for the structures in the fueling stations. We are also concerned about the traffic impacts of a permitted left turn out of the fueling station with the heavy volume of traffic that currently exists from eastbound traffic on Idaho coming from the nearby Costco. Traffic studies often times are too optimistic and often times result in more traffic congestion then predicted. A right in right out may be a better overall traffic pattern for the fueling station. That is what is suggested for the ATM section of the site plan. We don't see a full access to and from the fueling station working on weekends with the amount of current traffic to and from the Costco site. Thank you. Sincerely yours, Arnie Schultz”

***RESPONSE: A neighborhood meeting has been scheduled for Friday, October 22 at 6 pm.***

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

2A. There are over 250 AutoCad SHX text comments on the site plan file. This file needs to be flattened for next submittal. Having floating text makes it harder for reviewers to give comment.

***RESPONSE: This has been revised.***

2B. Make the property line heavier. It is getting lost on the site plan.

***RESPONSE: This has been revised.***

2C. The adjustments that you have listed are not part of the UDO but will need to be an agreement with Public Works. You can delete the adjustment from you site plan and introduction letter. There are no adjustments from a planning perspective.

***RESPONSE: Understood, the adjustments have been removed.***

ADJUSTMENTS		
KING SCOOPERS FUEL #30 SITE PLAN AND CONDITIONAL USE WITH ADJUSTMENTS		
GENERAL UDO STANDARD	PROPOSED STANDARD	JUSTIFICATION
SECTION 3.60 OF THE TCM STATES THE FOLLOWING: ON SITE DETENTION IS REQUIRED FOR ALL NEW DEVELOPMENT, EXPANSION AND REDEVELOPMENT.	BASED ON THE CONSTRAINTS OUTLINED IN SECTION IV OF THE DRAINAGE REPORT A VARIANCE IS REQUESTED TO UTILIZE THE EXISTING REGIONAL RETENTION POND TO MEET THIS REQUIREMENT.	THE PROPOSED COMPOSITE IMPERVIOUSNESS IS LESS THAN THE EXISTING COMPOSITE IMPERVIOUSNESS FOR THE SITE AND A SERIES OF GRASS SWALES IS PROPOSED TO PROVIDE SOME ADDITIONAL WATER QUALITY AND INCREASE TIMES OF CONCENTRATION. THE PROPOSED SITE WILL THEREFORE IMPROVE THE DRAINAGE CONDITIONS OF THE AREA AND WILL NOT CAUSE ANY ADVERSE IMPACTS TO THE EXISTING POND OR SURROUNDING DEVELOPMENTS.
SECTION 3.70 OF THE TCM STATES THE FOLLOWING: PROVIDE MINIMUM WATER QUALITY CAPTURE VOLUME (EQCV) AS DESCRIBED IN VOLUME 3 OF THE USDCM. THE WQCV SHALL BE INCREASED BY 20% TO ACCOUNT FOR SEDIMENTATION.	BASED ON THE CONSTRAINTS OUTLINED IN SECTION IV OF THE DRAINAGE REPORT, A VARIANCE IS REQUESTED TO IMPLEMENT LID PRACTICES THAT PROVIDE A WQCV RUNOFF REDUCTION IN LIEU OF A TRADITIONAL WATER QUALITY TREATMENT DEVICE.	THE LID PRACTICES INCLUDE DESIGN OF THREE GRASS SWALES, WHICH WILL IMPROVE THE QUALITY OF STORMWATER THROUGH BIOLOGICAL UPTAKE.

2D.

**RESPONSE:** Understood, the adjustments have been removed.

2E. Requesting an operations plan to be inserted into the introduction letter. An explanation of delivery times to understand potential traffic impacts on adjacent streets and neighborhoods as the trucks circulate.

**RESPONSE:**

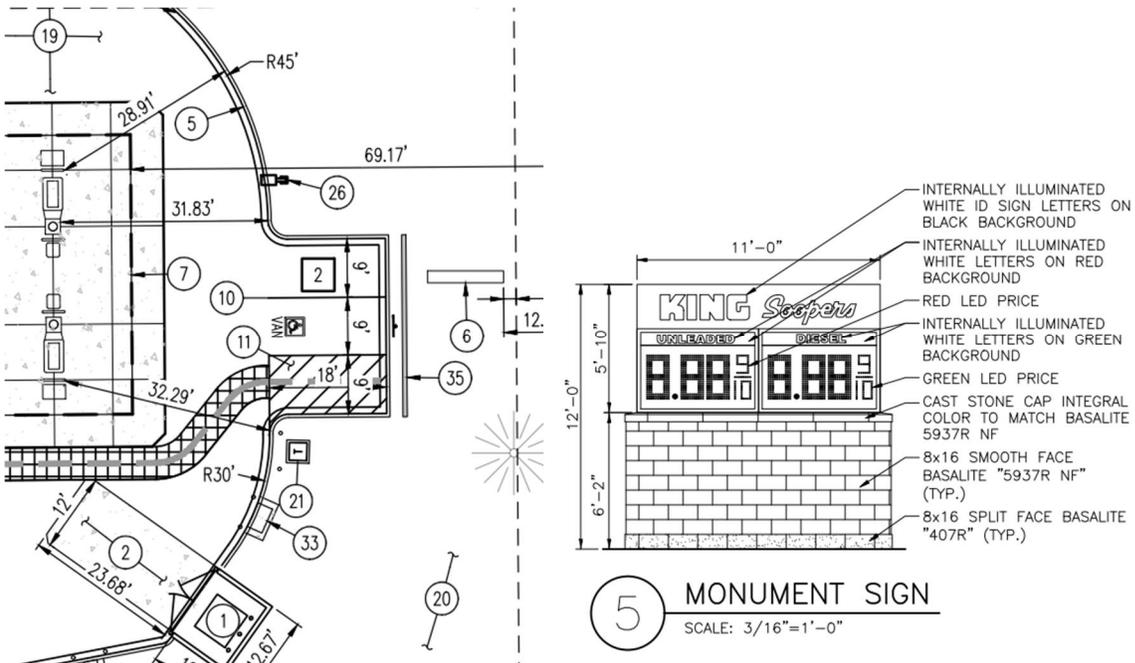
**3. Architectural and Urban Design Issues**

*Site Plan*

2 of 10

3A. To confirm there is no monument signage going on site? If there is the footprint and detail need to be added to site plans.

**RESPONSE:** The monument sign is shown and labeled as schedule note #6 on the site plan. It is located just east of the proposed parking area and screen wall per the snip below. An elevation showing materials and colors is provided on the elevations per the snip below.



**4. Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)

*Landscape Plan*

*Sheet 5 of 12*

4A. The plant material in the northern buffer is supposed to "buffer" this use from the adjoining one. The flower stalk on the yucca plant may get 6' tall, but this is not a "buffering" plant. Consider Lilacs, Serviceberry, Viburnum, Burning Bush etc.

***RESPONSE: Completed, a different evergreen shrub has been used in place of YUFI.***

4B. Add the PEAT to the Plant Schedule.

***RESPONSE: Plant tag has been revised.***

4C. Remove labels that have no plants associated with them or add plants.

***RESPONSE: Completed.***

4D. Update the plant quantities associated with the plant labels where indicated.

***RESPONSE: Completed.***

4E. Add the street trees where indicated and make sure they are deciduous shade trees and not columnar.

***RESPONSE: Completed, the areas with the green circles and red outlines block visibility to signage. Trees have been located in areas to allow view corridors while still being within the Havana Street buffer per comment.***

4F. The shrubs/grasses provided in the Havana Street curbside landscape (tree lawn) may be left as is or they may be removed and changed to sod. Any curbside landscapes 10' or larger in width may be sod.

***RESPONSE: Remaining as is.***

4G. Make sure to use the same plant material in the entire curbside landscape along E. Idaho Place for aesthetic consistency.

***RESPONSE: Completed.***

4H. Any shrubs provided within the E. Idaho Place curbside landscape must be 26' or less in height to be in compliance with the sight distance triangle as noted.

***RESPONSE: Acknowledged, (JUHO) is being used in the curbside landscape on either side of the ATM access point, it is 18" tall at maturity; therefore, it should be acceptable within the sight triangle per comment on this sheet.***

4I. Remove the utility notes as the city does not review construction drawings.

***RESPONSE: Completed.***

4J. Update the tables per the comments provided.

**RESPONSE: Completed.**

Site Details  
Sheet 6 of 12

4K. Remove these utility notes as the city does not review construction drawings.

**RESPONSE: Completed.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**5. Civil Engineering** (Julie Bingham / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

**RESPONSE: Understood, final sealed and facsimile stamped copies of the drainage report have been uploaded.**

5B. Please remove AutoCAD SHX Text.

**RESPONSE: SHX text has been removed.**

Site Plan  
2 of 12

5C. Call out curb cut.

**RESPONSE: This has been labeled.**

5D. Revise leader locations (typ).

**RESPONSE: Leader locations have been revised.**

5E. Where is the chase?

**RESPONSE: The chase was removed previously and schedule note #37 has been deleted.**

5F. Ramps on the opposite corners are required to be updated. An ADA path has a start and end point, upgrading only one end of the crossing leaves an incomplete ADA compliant path.

**RESPONSE: A new ramp has been shown at this location.**

Grading and Utility  
3 of 10

5G. Label landscape grades.

**RESPONSE: Labels have been added.**

5H. Call out proposed easement.

**RESPONSE: This has been labeled.**

5I. Min pavement slopes: 1% for asphalt and .5% for concrete.

**RESPONSE: The grading has been revised accordingly.**

5J. Min. slope away from the building is 5% for 10' landscape areas, min. 2% for impervious areas.

**RESPONSE: The grading has been revised accordingly.**

5K. Call out proposed easement

**RESPONSE: This has been labeled.**

5L. Label swales as private (typ).

**RESPONSE: The swales have been labeled as private.**

5M. Label private as indicated on the site plan.

**RESPONSE: The swales have been labeled as private.**

5N. Add a note indicating who will maintain private water quality BMPs.

**RESPONSE: This has been added.**

*Utility Plan*  
4 of 12

5O. Label proposed easement in all areas identified on site plan.

**RESPONSE: This has been labeled.**

5P. Remove callout.

**RESPONSE: This has been removed.**

5Q. Add a note indicating who will maintain private water quality BMPs.

**RESPONSE: This has been added.**

*Landscape Plan*  
5 of 12

5R. Show proposed easement – two instances.

**RESPONSE: Completed.**

**6. Traffic Engineering** (Steven Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in [amber](#))

6A. Traffic comments will be forwarded to you upon receipt from our Traffic Department. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the “comment response letter” required.

**RESPONSE: Understood, all traffic comments provided on the Site Plan redline document have been addressed and responded to.**

**7. Utilities** (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

*Grading and Utilities Plan*

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7A. Is this supposed to be 2%? See Sections.

**RESPONSE: Yes, Swale GS-1 has been revised to show side slopes of 2%. Swale GS-2 has been revised to show the right side slope as 4:1 to match the grading.**

*Landscape Plan*

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7B. Confirm there is a utility conflict with the water service line here.

**RESPONSE: There is no utility conflict here and the schedule note has been removed.**

**8. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

8A. No further comments.

**RESPONSE: Noted, thank you.**

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

9A. Reducing the size of the Lot/Subdivision, by changing the boundary of existing plat and adding the proposed Right of Way. This will need to be a new plat. See the red line comments on the site plan. Any proposed easement located in the platting area may be dedicated by the plat. Just show and label accordingly. There is an existing 6' Gas easement that needs to be added to the site plan.

**RESPONSE: The property owner has decided to pursue license agreements in lieu of dedicating right-of-way for the public improvement encroachments onto the site along Havana & Idaho. No revisions made.**

*Cover Sheet*

1 of 13

9B. Change this to the new subdivision name.

**RESPONSE: The property owner has decided to pursue license agreements in lieu of dedicating right-of-way for the public improvement encroachments onto the site along Havana & Idaho. No revisions made.**

9C. Add comma as indicated in Basis of Bearing section.

**RESPONSE: This has been added.**

*Site Plan*

2 of 13

9D. This Subdivision will need to be a new platin order to change the Lot line and dedicate the Right of Way line for the boundary. Please refer to the Subdivision Plat Checklist and adhere to the State Statues for Subdivisions.

**RESPONSE: The property owner has decided to pursue license agreements in lieu of dedicating right-of-way for the public improvement encroachments onto the site along Havana & Idaho. No revisions made.**

9E. Dedicate this additional R.O.W. on the new plat.

**RESPONSE: The property owner has decided to pursue license agreements in lieu of dedicating right-of-way for the public improvement encroachments onto the site along Havana & Idaho. No revisions made.**

9F. Add the boundary of the subdivision and show any differences between the 'record' and the 'as measured' bearings and distances, if any.

**RESPONSE: This has been added.**

9G. Label and show the existing 6' Gas easement.

**RESPONSE: Our survey does not indicate a 6' gas easement along the north side of Idaho. The 6' gas easement along the south side (Tract A) has been labeled.**

9H. This water easement may be dedicated by the new plat.

**RESPONSE: The property owner has decided to pursue license agreements in lieu of dedicating right-of-way for the public improvement encroachments onto the site along Havana & Idaho. No revisions made.**

9I. This drainage easement may be dedicated by the new plat.

**RESPONSE: The property owner has decided to pursue license agreements in lieu of dedicating right-of-way for the public improvement encroachments onto the site along Havana & Idaho. No revisions made.**

9J. Make the subdivision boundary line more bold and heavy.

**RESPONSE: This has been revised.**

9K. This name will change with the new plat.

**RESPONSE: The property owner has decided to pursue license agreements in lieu of dedicating right-of-way for the public improvement encroachments onto the site along Havana & Idaho. No revisions made.**

9L. Add the area of the Lot.

**RESPONSE: This has been added.**

**10. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

10A. Aurora Forestry cannot approve plan until tree mitigation has been paid. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

**RESPONSE: Understood, this has been relayed to the developer.**

**11. Arapahoe County** (Sarah White / 720-874-6500)

11A. No Comments

King Soopers Fuel #30 – Havana & Idaho  
Aurora, Colorado (2021-6031-00, -01, -02)  
October 13, 2021

***RESPONSE: Noted, thank you.***

**12. Xcel Energy** (Donna George / 303-571-3306 / donna.l.george@.xcelenergy.com)  
12A. No new comments.

***RESPONSE: Noted, thank you.***