

# Popeyes at Smoky Hill Crossing Response to Comments

## *Second Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

**1 Planning Comments** (Heather Lamboy / 303-739-7184 / [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org) / Comments in green clouds)

#### 1.A Site Plan Set – All Sheets

1.A.1 On each sheet, remove the note “THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.”

Note has been removed from all sheets.

1.A.2 On all sheets, note location and provide the design of the required plaza as noted in the FDP and the ISP.

The location of the required plaza has been noted on all sheets. The plaza is located entirely on Lot 5. The design and construction are being done by others.

1.A.3 The monument sign footprint and label should be illustrated on the site plan, grading plan, utility plan and the landscape plan.

The monument sign footprint has been illustrated and labeled on plans listed above.

#### 1.A.4 Site Design

1.A.4.a Per the Infrastructure Site Plan, a plaza amenity is to be designed and installed concurrently with pad sites 4 & 5.

The location of the required plaza has been noted on all sheets. The plaza is located entirely on Lot 5. The design and construction are being done by others.

1.A.4.b Include black and white elevations in the site plan set. Color elevations can be an extra separate exhibit.

Black and white elevations have been added to the plan site plan set.

#### 1.A.5 Sheet 2

1.A.5.a Move Site Notes at the bottom of the sheet to the grading plan.

Notes have been moved.

#### 1.A.6 Sheet 6

1.A.6.a Remove top two panes, only include the monument sign base detail. This may even be located on the detail sheet, thereby eliminating this sheet.

Entire sheet has been removed and monument sign base detail was moved to Site Details sheet.

#### 1.A.7 Sheet 10

1.A.7.a The chicken symbol and arrow above the speaker box is considered signage.

This comment is a carry over from the 1<sup>st</sup> round of comments and was addressed for the 2<sup>nd</sup> submittal.

1.A.7.b Include a detail of the light fixture in detail 2.

This comment is a carry over from the 1<sup>st</sup> round of comments and was addressed for the 2<sup>nd</sup> submittal.

1.A.7.c Remove details 1, 3, 6, 7, and the left section of detail 2.

This comment is a carry over from the 1<sup>st</sup> round of comments and was addressed for the 2<sup>nd</sup> submittal.

#### 1.A.8 Sheet 11

1.A.8.a Show the property line. At 10' beyond the property line, light may not exceed 0.1 footcandles, except sidewalks and streets.

Property line is shown along with 10' offset beyond property line. Footcandles have been adjusted to meet requirements.

1.A.8.b The FDP requires pedestrian lights along footpaths.

Pedestrian lights are shown.

1.A.8.c The FDP requires bollard lights around the patio area.

Bollard lights have been added around the patio area.

1.A.8.d Adjust photometric plan to include the required plaza.

The plaza is located entirely on Lot 5. The design and construction of this plaza, including lighting, will be done by others.

1.A.9 Sheets 12&13

1.A.9.a Lights must match FDP.

Lights have been adjusted to match FDP.

1.A.9.b Lights must be full-cutoff and dark bronze.

All lights are full-cutoff and dark bronze and match the approved FDP,

1.A.9.c Repeat comment: Remove all electrical and lighting details other than the fixture details. The rest is for civil plans.

Sheets 12 and 13 have been removed.



## 2 Addressing (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

2.A Submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: •  
Parcels

- Street lines
- Building footprints (If available)

Noted

2.B Ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

Noted

## 3 Landscaping (Chad Giron / 303-739-7185 / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / Comments in light teal)

3.A Site Plan Set

3.A.1 Sheet 5

3.A.1.a Add a footnote for the Curbside Landscaping that clarifies the proposed landscape is following the preapproved Infrastructure Site Plan design.

Noted and revised Curbside Landscape to Match preapproved plan.

3.A.1.b Modify the table as shown in the redlines.

Noted

3.A.1.c This new ramp layout will affect the pre-approved landscape plan on the adjacent pad site and may require a mylar change on the ISP to reflect the modifications.

Noted

3.A.1.d The proposed curbside landscape design is not the approved landscape plan as shown on the Infrastructure Site Plan (ISP). Revise the curbside landscape design to match the ISP, which includes five street trees behind the sidewalk, with this submittal. Any street trees that cannot be placed behind the sidewalk due to the proposed accessible ramp must be relocated elsewhere on site. If there are limited options for additional tree locations on site, they may be converted to 10 shrubs per tree. Use a footnote under the landscape calculations table to explain how the trees issue will be resolved. There appears to be enough room to fit at least three of the five planned trees as shown on the ISP.

Trees are not able to be located along the back of sidewalk due to the Underground Electric & Utility lines in this area. Tree requirements have been substituted to 10 shrubs per tree and shown in the area adjacent to the sidewalk.

3.A.1.e Add label to scored concrete plaza area with hatch pattern that matches site plan.

Noted

3.A.1.f Per the ISP, a plaza amenity is to be designed and installed concurrently with pad sites 4&5 at this location. Refer to FDP for design requirements. If the plaza amenity is proposed in another location, then the applicant must submit the intent, construction timeframe and reasoning for the ISP design change with acknowledgment from the owner of pad site #5. If approved, then a mylar change may be necessary on the ISP to reflect the modifications.

Noted

3.A.1.g Label contour elevations.

Contour Labels shown

3.A.1.h These first three city standard landscape notes should be specific statements that reflect your proposed plan. Please elaborate on each statement.

Statements provided

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **4** **Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

#### 4.A Site Plan Set

##### 4.A.1 Sheet 1

4.A.1.a The site plan will not be approved by public works until the preliminary drainage letter is approved.

Noted.

##### 4.A.2 Sheet 2

4.A.2.a Add the following note on Sheet 2:

- The Certificate of Occupancy will not be issued until the adjacent public improvements are completed and the Pond Certification is approved.

Note has been added.

4.A.2.b Repeated comment: Curb ramps are required at curb returns to meet ADA standards.

According to the Smoky Hill Crossing Filing No. 1 Framework Development Plan provided by EES, Non-ADA sidewalks will be installed by each tenant along the North side of the internal drive as each pad site develops. This information is located on the Open Space, Circulation and Neighborhood Plan, Page 3. Ramps have been added between the two proposed Popeyes drives. There is not enough space to provide a ramp at the western property boundary between the proposed Popeyes driveway and proposed driveway of Lot 3.

##### 4.A.3 Sheet 3

4.A.3.a Elevation information for the storm sewer is not required on the Site Plan.

Removed elevation information from storm sewer.

4.A.3.b Railing is required for all walls over 30" (see retaining wall typical section).

Railing has been added to walls over 30". Railing has been added to retaining wall typical section.

##### 4.A.4 Sheet 4

4.A.4.a Text is too small. Please enlarge drawing on the page.

We have upsized as much of the text as we could without compromising clarity. The drawing scale meets the minimum requirements of 1" = 40'. Our drawings are at a scale of 1" = 20'.

##### 4.A.5 Sheet 10

4.A.5.a Do not include COA standard details in the plans. Reference the detail number where applicable in the site plan. Please delete Sheet 10.

Removed sheet in its entirety. Added note to site plan to reference the detail number.

### **5** **Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in yellow)

#### 5.A Traffic Letter of Conformance has been approved.

Noted.

#### 5.B Site Plan Set

##### 5.B.1 Sheet 2

5.B.1.a Add sight triangles per COA STD TE-13.1, Design Speed of 25mph.

Site Triangles have been added.

5.B.1.b Per 4.07.7.02.5.03 "Access points shall be no closer than ten feet to any adjacent property line, unless they are a shared accesses."

Per 4.07.7.7.02.5 "Access drives shall be located as follows and is based on centerline to centerline measurement:". The centerline to centerline measurement is 10.34'. Shifting the site is unfeasible due to proximity of parking to the existing retaining wall on the west side of the site.

**Aurora Water** (Ryan Tigera / 303-726-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

6.A Site Plan Set

6.A.1 *Sheet 4*

6.A.1.a Water meter is in direct conflict with private storm. Please revise. Meter is to be located in a landscaped area 2ft from any hard scape.

Water meter has been relocated 2 ft away from any hardscape. Storm sewer has been relocated and no longer conflicts with the water meter.

6.A.1.b Ensure fire hydrant adheres to Section 16.05 spacing requirements as stated in 2020 Aurora Water Specifications manual.

The curb on the south east side of the fire hydrant has been cut back to ensure 3.5' spacing requirements. The fire hydrant is not less than 1' away from the edge of sidewalk.

6.A.1.c Add note stating that water meter will not be set until water main loop and sanitary sewer outfall connection have been accepted by Aurora Water.

Note has been added.

7 **Fire/Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

7.A Site Plan Set

7.A.1 *Sheet 1*

7.A.1.a Please include "Van Accessible" into the handicap parking required/provided label in the Data table.

"Van Accessible" has been added.

7.A.2 *Sheet 2*

7.A.2.a Why was this portion of the accessible path removed? Please extend the accessible path to the sidewalk.

According to the Smoky Hill Crossing Filing No. 1 Framework Development Plan provided by EES, Non-ADA sidewalks will be installed by each tenant along the North side of the internal drive as each pad site develops. This information is located on the Open Space, Circulation and Neighborhood Plan, Page 3. Considering that the sidewalk south of the site is Non-ADA, the accessible route has been removed and stairs have been added due to slope constraints.

7.A.3 *Sheet 9*

7.A.3.a Please add the "graphic" tow away sign to the accessible sign.

Added graphic to accessible sign detail.

8 **Real Property** (Andy Niquette / 303-739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org))

8.A Dedicate the utility easement by separate document. Please contact me to start the process ([aniquett@auroragov.org](mailto:aniquett@auroragov.org))

We have reached out to Andy and are currently working through this process.

9 **Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org))

9.A Dedicate the noted easement by separate document. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

We have reached out to Andy and are currently working through this process.

9.A.1 Add a Utility easement to cover the water meter.

Utility easement has been added to the Utility Plan.

9.A.2 On Sheet 6, the location is not correct for the Site.

Sheet has been removed and monument detail moved to signage detail sheet.

**Table 4.8-8**
**Façade Character Elements for Four-Sided Building Design**

	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
BUILDING FACE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
<b>Massing</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Wall off-set (min. 3 ft.)						
Wall/parapet height change (min. 3 ft.)						
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
<b>Materials</b>						
<b>Requirement</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>
Change in material						
Change in color						
Change in texture						
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes						
Transparency and glazing (min 70% transparent glass)						
<b>Human Scale</b>						
<b>Requirement</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>1</b>
Architectural detailing						
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures						
Awnings or shutters						
Entry definition (pronounced massing/roof form, stoop, porch, etc.)						
Building corner enhancements						
Wall art						
Balconies						
Landscape wall/decorative screen for vines						