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May 7, 2021

Liz Fuselier
City of Aurora
Planning and Development Services
Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Initial Submission Review – 7-Eleven at Valley Plaza – Conditional Use and Site Plan Amendment –
Comment Responses

Dear Ms. Fuselier,

Please see below for responses to the City of Aurora comments dated December 16, 2019 for the review of the initial submission of the 7-Eleven at Valley Plaza.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1a. Cover Sheet: Change to Adjustment. The City no longer uses the term waivers.

Response: Revised per comment

1b. Provide heights of both structures; separate these structures within the data block.

Response: Revised per comment

1c. Please provide sf for car wash; separate these structures within the data block.

Response: Revised per comment

1d. Please add number of bicycle racks provided to data block.

Response: Revised per comment

2. Parking Issues

2a. Vacuum Bays may not be used as parking spaces or count toward required parking.

Adjust accordingly and modify data block. Per UDO, parking requirements are 3 spaces per 1,000 sf gfa.

Response: Noted, as previously provided there is a shared parking agreement in place to account for additional parking required.

3. Landscaping Issues

3a. Sheet 6-Add an asterisk and a note at the bottom of the table that states that one tree is existing.

Response: Existing tree removed per Forestry comments. Table updated.

3b. Sheet 6-Code requires 50% to be evergreen, add an asterisk and note explaining this. See comment on landscape plan.

Response: Note added. 83% of existing trees are evergreen.

3c. Sheet 6-Add a note that states any existing trees that may die or are removed that are being used to meet UDO requirements shall be replaced so as to be compliant with the approved landscape plan.

Response: *Note added.*

3d. Sheet 6-Along with the table, include a plan that delineates the water and non-water conserving areas by hatches and/or shading.

Response: *Plan added on sheet 4.*

3e. See Landscape Plan for how building perimeter lengths were determined.

Response: *: Building perimeter lengths were revised and dimensions added to plan.*

3f. Sheet 7-Make the property line thicker. Label the sidewalk. Darken the edger. Adjust the shrubs due to the storm structure. Dimension and label the buffer. Building perimeter measurement east side. See comment in table.

Response: *Revised per comment*

3g. Sheet 7-Because code requires 50% of the trees be evergreen, indicate which ones if any are evergreen. Add an asterisk and note to the table indicating the quantity and if none, then add a note that the existing trees are being used to meet code requirements and that it is not possible to add evergreen trees.

Response: *Note added. 83% of existing trees are evergreen.*

3h. Sheet 7-Parking lot islands are to have 6 shrubs (5) gallon size per small island. The equivalent of 2 shrubs have been provided. These grasses are drawn very large as they will typically only get 18"-20" wide. Maybe switch the location of the shrubs and tree sur to the sanitary sewer line?

Response: *Ornamental grasses have been changed to deciduous shrubs. 6 shrubs are provided per island.*

3i. Sheet 7-Will the underground electric cause problems for these trees? Turn on transformer and the electric line running from it.

Response: *Transformer and utilities are shown. Trees have been removed and replaced with additional shrubs.*

3j. Sheet 7-The entrance to the development should be more heavily landscaped being mindful of the sight distance triangles. Entrances are supposed to have enhanced landscaping. This is a little lean.

Response: *Additional shrubs have been added.*

4. Addressing

4a. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

Response: *Noted & provided*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering

5a. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Noted

5b. Comments were provided 12/27/2019 and no subsequent submittal has been made. Please do not resubmit until another review of the drainage letter has been completed.

Response: Noted. Preliminary drainage letter was resubmitted prior to site plan resubmittal.

5c. There was supposed to be a justification for only providing an 8' sidewalk. Utility relocation or a retaining wall is not necessarily enough to justify the reduced width.

Response: 10' walk provided

5d. Clearly label the access easement required for the drainage easement to public right of way (or existing access easement).

Response: Additional labels added.

5e. Sheet 5 – The drainage easement is only required for detention and water quality facilities, not the pipes or outfalls.

Response: Noted and revised

6. Traffic Engineering

6a. Approved

Response: Noted

7. Fire / Life Safety

7a. Cover Sheet: Add note.

Response: Added

7b. Sheet 5: Show and label the "Knox Box with approved hardware".

Response: Added

8. Aurora Water

8a. Sheet 5: Please label PRIVATE as this inlet is not accepting ROW flows.

Response: Added

9. Forestry

9a. Sheet 8: Tree #9 will require removal due to new curb that is within the critical root zone of tree.

Response: Updated

9b. Sheet 8: Tree #8 will require removal due to new curb that is within the critical root zone of tree.

Response: Updated

9c. Sheet 8: Tree #7 will require removal due to proposed air/vac. Tree may be able to remain if this structure can be moved outside of its critical root zone.

Response: Updated

9d. Update caliper inches removed to reflect additional removals.

Response: Updated

9e. Update Community Tree Fund to reflect additional removals

Response: Updated

10. Real Property

10a. Add note to cover sheet.

Response: Added



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10b. Any physical features located in the drainage easement will need to be covered by a license agreement. Contact Grace Gray to start license agreement process.

Response: Necessary coordination underway

10c. Contact Andy Niquette at 303-739-7325 to start the easement dedication . Please show the easement lines.

Response: Necessary coordination underway .

Please let me know if these responses or the revised plan set do not meet your expectations or requirements. Thank you for your continued assistance and coordination.

Sincerely,

Krysta Houtchens, PE
Sr. Engineer V
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