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## *Pre-Application Meeting Note Responses*

### *Zoning and Land Use Issues*

- It is our understanding through coordination with the developer that approval has been granted for the Smokey Hill Crossing Subdivision, and all major issues as they related to the FDP and ISP have been resolved. Coordination has been, and continues to be, active between both parties. As such, we expect to be compliant with the requirements set forth in the UDO as they relate to our zoning code. A Conditional Use application will be made as required.

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### *Traffic and Street Layout Issues*

- As per our response to Issue #1, we understand the FDP and ISP for the Smokey Hill Crossing Subdivision are approved. Our individual site takes into consideration the requirements listed for pedestrian travel and landscaping.

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### *Environment Issues*

- Acknowledged.

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### *Site Design Issues — Building Orientation*

- The primary building entrance is oriented to the access drive to the development from Smokey Hill. Existing site constraints which include a large gas line easement which prohibits us from building structures within 25ft of, do not make it feasible to orient the entry to the north. There are specific operational requirements that inform the dining layout, entry, drive-through location, and support spaces within the building. Four-sided architecture is provided. All facades share an equal level of detail and ornamentation.

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### *Site Design Issues — On-Site Vehicular and Pedestrian Circulation*

- As per our response to Issue #1, we understand that the internal drive configuration has been negotiated and finalized between the developer and the city. Please see our response to Issue #2 as it relates to pedestrian circulation and landscaping.

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### *Site Design Issues — On-Site Amenities and Use of Open Space*

- An outdoor patio is provided at the front of the building, and is situated to take advantage of the views to the south. The operational layout of the building as discussed in 4a reinforces the overall orientation and design in a similar manner.



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## *Site Design Issues — Parking*

- Acknowledged. Parking beyond 125% to utilize permeable materials. Due to the site constraints discussed in 4a, and the proposed orientation of the building, the drive-through lane shall be sufficiently screened as required.

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## *Site Design Issues — Site Lighting*

- Details provided. Site lighting at 22ft overall height. Please refer to the provided photometric plan.

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## *Landscape Design Issues*

- Landscape Plan Preparation
  - a) Please refer to the accompanying landscape drawings, which include the requested information.
- Landscape and Aesthetic Design Standards
  - a) It is our understanding the FDP for the Smokey Hill Crossing Subdivision is approved. We expect to be in compliance with the landscape theming identified within.
- Design/Layout Alternatives
  - a) While the proposed alternative was considered, due to other site constraints, the submitted site configuration was preferred.
- Irrigation
  - a) An automatic irrigation system will be provided. Landscape to be divided as noted. An irrigation permit will be obtained.

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## *Architectural and Urban Design*

- Design Standards
  - a) Building elevations provided. Digital material board provided. Four-sided architectural detailing incorporated.
- Screening of Roof Top Mechanicals
  - a) All rooftop equipment is located on the roof. Due to the proposed height of the parapet walls, all rooftop mechanical equipment is screened from view.

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## Signage

- Proposed signage is indicated on the elevations. Review of the FDP standards suggest compliance.

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## Waivers

- No waivers are anticipated.

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## Mineral Rights Notification Requirements

- Mineral Rights Affidavit provided.

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## New CAD Standards

- Acknowledged

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## Pre-submittal Meeting

*At least one week prior to submitting an application, you will be required to hold a Pre-submittal meeting with your assigned Case Manager to ensure that your entire application package is complete and determine your application fee. Please contact your Case Manager in advance to schedule.*

- Pre-submittal meeting occurred 03/19/2020.

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## Community Participation

*You are encouraged to work proactively with neighborhood groups and adjacent property owners. Neighborhood groups within a mile radius will formally be notified of this project when submittal has been made to the Planning Department.*

- Understood

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## Neighborhood Services Liaison

- Your Neighborhood Services Liaison is Scott Campbell. He has put together a report attached to these notes listing the registered groups within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. It is recommended that you work with the neighborhood organizations that express interest in your project to mediate and mitigate concerns.
  - a) Understood
- All meetings with neighborhood associations should also include your Planning Department Case Manager so that questions concerning City Code or policies and procedures can be properly addressed. We will record any project-related commitments that you make to the community at these meetings.
  - a) Understood



- Additional information about the Neighborhood Liaison Program can be found on the Neighborhood Services page of the city website.
  - a) Understood

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***Parks, Recreation & Open Space Department (PROS)***  
***Forestry Division***  
*Black Forest Ordinance*

- Reviewed

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*Tree Protection Plan (TPP)*

- No trees exist on site following redevelopment by master developer.

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*Plan Approval*

- Understood. Will coordinate with master developer as necessary.

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*Ash Trees Prohibited*

- Acknowledged.

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***Aurora Water***  
*Key Issues*

- Applicant is encouraged to work with the site developer to determine water tap location and size to prevent re-tapping the main during site development.
  - a) Coordination underway
- A fixture unit table is to be included with the civils for meter/tap size verification.
  - a) To be provided
- Water meters are to be within a landscaped area and within a pocket easement.
  - a) Understood
- This use requires a grease interceptor. This is to be shown on the plans and the size will be reviewed during building permit.
  - a) Understood
- Backflow prevention is required and can be inside the building or outside the building. See Section 19.04.1 of the Standards and Specifications for Water, Sanitary Sewer and Storm Drainage Infrastructure.
  - a) Understood.
- Utilities are to be installed per FDP once it is approved.
  - a) Understood. Will coordinate with master developer



- A domestic allocation agreement will be required starting in 2019 for connections 2" and larger.
  - a) Understood

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#### *Utility Services Available*

- Understood.

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#### *Utility Site Requirements*

- Understood. To be provided.

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#### *Utility Development Fees*

- Understood. A subdivision plat should not be necessary; will anticipate additional fees at time of building permit.

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#### **Public Works Department**

##### *Key Issues:*

- A Traffic Letter of Conformance is required. See below for additional information. A Master Traffic Impact Study (MTIS) is under review with the master development. Ensure the MTIS has been approved prior to submission.
  - a) Provided.
- Central access location may be limited movement or other modifications to accesses onto Smoky Hill Road may be required through this development.
  - a) Greater development access is being design by others. We have been coordinating as necessary. We will relay these concerns.

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#### *ROW/Plat*

- Public Access Easement dedicated by master developer
- Cross access to be coordinated

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#### *Improvements*

- Acknowledged; will coordinate with master developer
- Will include as requested
- Will include as requested
- Acknowledged; will coordinate with master developer
- Traffic letter provided



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## ***Engineering Division***

### *Key Issues:*

- It is anticipated that the FDP and the ISP will establish the public improvements required for this development. Public improvements identified in these documents shall be completed prior to the issuance of a Certificate of Occupancy.
  - a) Understood
- If a preliminary drainage report submitted for the ISP includes analysis for this site, a preliminary drainage letter may be submitted with the site plan. Otherwise a preliminary drainage report shall be submitted with the site plan in conformance with the approved master drainage report.
  - a) Understood

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### *Improvements*

- All requested improvements will be shown.

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### *ROW/Easements/Plat*

- Property already platted.

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### *Drainage*

- Master drainage handled by master developer with limited modification anticipated for our subject site. Will coordinate with master developer as necessary.

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## ***Fire/Life Safety Comments – Building Division***

### *Key Issues:*

- It is anticipated that the FDP and the ISP will establish the public improvements for this development. Public improvements identified in these documents shall be completed prior to the issuance of a Certificate of Occupancy.
  - a) Understood

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### *Addressing Requirements*

- Understood

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### *Adopted Codes by the City of Aurora – Setbacks*

- Understood

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### *Civil Plans*

- Information added.



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## *Emergency Responder Radio Coverage*

- Understood. Requirement to be communicated to Owner/GC.

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## *Fire Department Access*

- Understood

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## *Fire Hydrants*

- Understood. To be coordinated with master developer as necessary.

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## *Fire Sprinkled Structures*

- Generally, occupancy does not require full building sprinklers. A dedicated fire suppression system is provided as part of the kitchen hood assembly.

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## *Handicap Accessibility Requirements*

- Understood

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## *Knox Hardware*

- Understood

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## *Legend*

- Understood. Legend to be included.

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## *Loading and Unloading Areas*

- Understood. Areas to be shown.

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## *Photometric Plan*

- Note added, accessible route shown.

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## *Site Plan, Civil Plan, Framework and General Development Plan and Plat Notes*

- Notes added.



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*Site Plan Data Block*

- To be coordinated with civil engineer and added.

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*Special Design Considerations*

- Understood. Information added as appropriate.

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*Trash Enclosure*

- Understood.

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**Real Property Division**

Subdivision Plans

- Property has since been platted by master developer.

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*Site Plans*

- Site plan has since been developed by master developer for greater development. Panda Express site plan provided.

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*Separate Documents*

- Understood.

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**Construction Document Phase**

Civil Engineering Plans

- Understood.

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**Aurora Water**

General Requirements

- Understood

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*Construction Stormwater Quality Requirements*

- Understood





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## **Public Works Department**

### *Traffic Division*

- Understood. General site development will have been completed by master developer at time of Panda Express site development.

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### *Engineering Division*

- Understood. SWQCP to be coordinated with master development

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### *Roadway Design and Construction Specifications*

- Roadway construction to be undertaken by master development prior to Panda Express site development

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## **Building Plans**

### *Building Division Comments*

#### *Permit Types*

- It is recommended that a preliminary meeting be scheduled with your design team and the Aurora Building Division prior to formal submittal of building construction plans. This meeting gives both the applicant and city staff the ability to clarify online submittals requirements, code requirements and interpretations to ensure mutual compliance with our currently adopted codes.
  - a) Understood

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### *Accessibility*

- Understood

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### *Adopted Codes by the City of Aurora*

- Reviewed

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### *Building Division General Comments*

- Reviewed

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### *Checklist for Plan Review Submittals*

- Reviewed

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### *Demolition Permits*

- N/A for Panda Express development; to be coordinated with master developer as appropriate



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*General Fire Protection System Requirements*

— Understood

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*Geographic Design Criteria*

— Understood

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*Request for Modification or Alternative Material*

— Understood

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*Tri-County Health Department*

— Understood. Separate submittal to be made.

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*Real Property Division*

— Understood

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**Construction Phase**

*Aurora Water*

*Utility Connection Fees*

— Understood

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*Public Works Department*

**Engineering Division**

— Understood

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*Building Division*

— Understood. Pre-construction meeting to be coordinated with GC once selected.



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*Construction Permits*

— Reviewed

This concludes our Pre-Application responses.



Kenieth LaForest  
Heights Venture Architects  
281.854.6140  
kenieth.laforest@hva.cc

