



Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

Monday – February 15, 2021

Sent Via: 1st Class FedEx Courier Hand Deliver
 Facsimile to: **EMAIL TO: CDALBY@AURORAGOV.ORG**

CITY OF AURORA

Office of Development Assistance
15151 E. Alameda Parkway,
Aurora, CO **80012**

Attention: Ms. Claire Dalby

Re: Letter of Intent

MCDONALD'S RESTAURANT

14100 E. Iloff Avenue
Aurora, CO

SLS JN: 19-0001-157

Dear Ms. Dalby,

Thank you for your team's August 20, 2020 Pre-application comments. We are pleased to formally submit the McDonald's restaurant for review. We have responded to your team's comments as follows;

STANDARDS AND ISSUES

1. Zoning and Placetype

- 1A. The drive thru is a non-conventional layout keeping the drive thru behind the building, so that it is screened by the building to Iloff Ave. The drive thru is screened from E. Blackhawk by landscaping and a screen wall.
- 1B. The site is designed to place the restaurant up against the Iloff R.O.W. with no parking or drive aisles between the building and Iloff Ave. The layout creates the desired pedestrian street frontage. Bicycle parking has been added along Iloff Ave. to meet the needs of customers using bicycles at their means of transportation. The building uses articulation, additional glazing, and the height has been raised to help meet the intent of the Iloff Station TOD.
- 1C. As described above, the site is designed to meet the pedestrian and bicycle traffic anticipated with the comprehensive plan.

2. Land Use

- 2A. The site is designed to account for drainage from the existing site as well as the McDonald's site using the current City of Aurora requirements.
- 2B. The site layout, the proposed building, and the enhanced runoff treatment are designed to meet the requirements for approval of the Conditional Use. The attached letter of introduction illustrated the methods used to meet the Conditional Use Criteria.

3. Development Standards

- 3A. The dimensional standards and streetscape have been met.
- 3B. The site is designed to invite pedestrian and bicycle traffic with added glazing towards Iloff and access directly to the right-of-way. The site does not allow for a thoughtful patio.
- 3C. The site layout is designed to afford pedestrian and bicycle access without crossing the drive thru.
- 3D. The site affords two ADA parking spaces, four bicycle parking spaces, and a loading area.
- 3E. The landscape plan has been designed to meet the watering requirements, site plan requirements, and is marked "Not for Construction". The landscape note has been added to the landscape plan. Furthermore, the landscape plan is designed to meet the requirements shown in item 3E of the pre-application notes.
- 3F. The building is designed with additional glazing, and minimum height of 19-feet, upgraded material including brick and faux wood, and the building contains horizontal articulation.
- 3G. The exterior lighting is designed per Section 146-4.9.

2595 Ponderosa Road – Franktown, CO 80116



3H. The wall signs are shown on the building elevations, and the monument sign is shown on the site plan.

4. Adjustments

No site plan adjustments are being requested at this time.

5. Submittal Reminders

5A. Noted, the City Cad Standards must be followed.

5B. The .pdf requirements are noted.

5C. The Mineral Rights Affidavit is included with this submittal.

Community Participation

McDonald's team will work with Mr. Campbell to meet with the neighborhood groups.

Parks, Recreation & Open Space Department (PROS)

- A tree mitigation plan is included with the landscape plan.
- The existing and proposed trees are called out on the landscape plan.
- Noted, Forestry Staff will determine any additional mitigation required.
- Noted, trees being saved must adhere to the tree protection shown on the landscape plan.
- Noted, Ash trees are prohibited.

Aurora Water

- The site utility plans show water connection to the 8-inch main on the site.
- The site utility plan shows the sewer connecting to the main in Blackhawk.
- Noted, the site is located on Map Page 14G.
- The site utility plans show the required information shown on the pre-application comments.
- The site utilities are designed per the Utility Manual (SSWRSSI).
- Noted, storm drain improvement fees are likely with this project.
- Noted, water and sewer tap fees will be required with this project.
- The Aurora Water Fee Schedule is noted.

Public Works

- A traffic study is included with this submittal.
- The site has been modified to incorporate recommendations in the traffic study.
- The adjacent access points are shown on the site plan.
- Intersection access descriptions have been added to the site plan.
- The site triangles have been added to the site plan and landscape plan, and the landscaping note has been added to the landscape plan.
- The existing and proposed signage has been added to the site plan, and the signing and striping note has been added to the cover sheet.

ROW/Plat

- The plat is the responsibility of the overall property owner. McDonald's team has coordinated the pre-application notes and easements with the property owner's team.

Traffic Impact Study

- A traffic impact study addressing the 5 items listed in the pre-application notes is included.
- The traffic study is included in the upload as well it has been sent directly to Brianna.
- Noted, additional comments may be made based on the review of the traffic study.



Engineering Division

- The public improvements along Iliff and Blackhawk are included with this submittal.
- A preliminary drainage report is included.
- The curb ramp at the corner of Iliff and Blackhawk are included.
- No driveways are being modified with this project.
- Pedestrian/Bicycle railing has been added along Iliff.
- The retaining wall is no longer being used.
- The existing and proposed streetlights are included.

ROW/Easement/Plat

- The plat is the responsibility of the overall property owner. However, the sidewalk easements, drainage easements, utility easements, and public access/fire line easements have been coordinated with their plat team.

Drainage

- A preliminary drainage report is included with this submittal, and the fee will be paid upon notification of the total submittal amount.
- Noted, downstream notification is required.
- The proposed drainage includes full spectrum design for all area's tributary to the ponds.
- The release rate is designed per the SDDTC.
- No points of discharge flow over sidewalks.
- The site ties into the public storm as shown on the attached plan.
- The building ties into the sanitary sewer in Blackhawk.
- The attached plan shows the storm drain revisions and extensions.

Life Safety

- Noted, the 2015 code (2020 NEC) is currently used but will be updated to the 2021 codes.
- Noted, the buildings must meet the addressing requirements.
- Noted, the site must meet IBC and IFC requirements.
- No dead-end fire access is proposed.
- The fire land signs are shown.
- A grading plan is included.
- A regulatory sign package is included.
- Handicap Accessible Parking Signs are shown.
- A location for a signature block is included on the cover sheet.
- Noted, emergency radio coverage will be tested after the building is framed, and upgrades may be required depending on the outcome of the test.
- The proposed and existing fire lanes are shown on the plans.
- The existing and proposed fire hydrants are shown on the attached plans. A fire hydrant is being placed within 100-feet of the FDC.
- The building will utilize a fire sprinkler system.
- The ADA accessible route is shown on the site plan.
- The Know Hardware is shown on the plans, and the symbol is included in the legend.
- An existing and proposed legend is included on the coversheet.



- A loading area is shown on the site plan.
- The photometric note has been added to the lighting plan.
- The accessible route is shown on the plans.
- The site plan notes are included on the coversheet.
- The required data block is included on the coversheet.
- The existing and proposed fire lane easements are shown on the plan per the current requirements.
- The site affords access to all portions of the building within 150-feet of a fire lane.
- Noted, any new fire lanes must meet current design standards.
- Noted, if an existing fire lane is removed or relocated the replacement must meet the current easement, access, grading, labeling, speed bump turning radius and snow storage requirements. No dead-end fire lanes are proposed.
- The proposed trash enclosure meets the 2015 IFC Section 304.3.3 requirements.

Real Property Division

- Noted, a subdivision plat is required. The property owner is responsible for the subdivision plat. A copy is included with this submittal, but the formal submittal will be made by the owner's team.
- Noted, the owner's team is in the process of setting up a pre-submittal meeting.
- Noted, the site plan items required by Real Property are included on the attached site plan.
- Noted, vacations, dedications and licenses are done by separate document.
- The property owner is responsible for the plat, because they have the ability to obtain offsite easements as necessary.
- Noted, easement vacations will be done by separate document.
- Noted, new easements will be dedicated per the plat.
- Noted, license agreements are required for easement and ROW encroachments.
- Noted, the new street light design will be required as part of the civil plans.

Please feel free to call me if you have any questions about what is being proposed.

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.



Robert J. Palmer, PE (CO, NM, AZ, WY, MT)
President for SLS, Inc. A Colorado Corporation

Attachments: As noted above.

cc: Mr. Trevor Prophet, McDonald's via: trevor.prophet@us.mcd.com