



construction company, inc.

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May 19, 2022

Erik Gates  
Planner I  
Planning & Development Services | City of Aurora  
Office 303.739.7132  
Email egates@auroragov.org  
he/him/his

**Re: Comments for Application Number DA-2314-00 and Case Number 2020-6017-00**

Mr. Gates,

We received the comments for Application Number DA-2314-00 and Case Number 2020-6017-00 and offer the following responses and clarification requests:

**GENERAL COMMENTS:**

- Outstanding fees totaling \$21,360.00 have yet to be paid. These will need to be paid before the City can accept a second submission.

**Response: The Developer and Operator, Applegreen, will pay the fees directly.**

- There are a number of required Site Plan notes that are missing. Please include all Site Plan notes on the plan.

**Response: The missing Site Plan notes have been added.**

- Clarification needed on the variance/adjustment requests.

**Response: The design team will comply.**

- Additional architectural elements are needed on the rear elevation.

**Response: Please find our responses within this letter.**

- Various addition City of Aurora notes are needed.

**Response: The missing Site Plan notes have been added.**

- Some plant materials are missing or non-compliant.

**Response: Plant material was on a frozen layer this has been corrected.**

- Additional storm sewer information is needed.

**Response: Additional information has been added to the Utility Plan.**

- More details are needed for the drive extending to the east.

**Response: Additional information has been added for the Emergency Access Drive.**

- The fire lane easement does not meet the COA Fire Lane minimum requirements.

**Response: The fire lane is revised to comply with the requirements.**

- The Tree Mitigation table needs to be updated.

**Response: Tree mitigation table has been updated.**

- A number of easements and easement labeling are needed.

**Response: The proposed easements have been labeled.**

- Please see the crane notification procedures from Buckley SFB.

**Response: The contractor team will comply.**

**For reference, please see the Site Plan table of comments here:**

[Site Plan Page 1]: Coversheet  
[Site Plan Page 2]: Demolition Plan  
[Site Plan Page 3]: Site Plan  
[Site Plan Page 4]: Site Plan (Emergency Access Road)  
[Site Plan Page 5]: Grading Plan  
[Site Plan Page 6]: Grading Plan (Emergency Access Road)  
[Site Plan Page 7]: Utility Plan  
[Site Plan Page 8]: Truck Circulation  
[Site Plan Page 9]: Truck Circulation (Emergency Access Road)  
[Site Plan Page 10]: Landscape Plan A  
[Site Plan Page 11]: Landscape Plan B  
[Site Plan Page 12]: Landscape Plan C  
[Site Plan Page 13]: Landscape Notes  
[Site Plan Page 14]: Landscape Details  
[Site Plan Page 15]: Tree Mitigation Plan  
[Site Plan Page 16]: Floor and Roof Plans  
[Site Plan Page 17]: Building Elevations  
[Site Plan Page 18]: Site Details  
[Site Plan Page 19]: Gasoline Refueling Canopy  
[Site Plan Page 20]: Diesel Refueling Canopy  
[Site Plan Page 21]: EV Canopy  
[Site Plan Page 22]: Photometric Site Plan  
[Site Plan Page 23]: Photometric Details

## **PLANNING DEPARTMENT COMMENTS**

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

- 1B. There were no community comments on this application

**Response: This comment is understood.**

**2. Completeness and Clarity of the Application (Erik Gates / 303-739-7132 / egates@auroragov.org /Comments in teal)**

- 2A. Your response to the Pre-Application Notes needs to be a response to the Pre-App notes document that were sent to you following the Pre-Application meeting. NOT a response to the meeting only.

**Response: Please find all of the responses to the Pre-Application Notes within this response.**

***START OF PRE-APP COMMENT RESPONSES***

[Pages 1 and 2 Pre-App Notes]  
Key Issues

**Response: The key issues outlined on pages 1 and 2 of the pre-app notes have been previously addressed in the Detailed Introduction Letter.**

[Page 3 Pre-App Notes]  
City of Aurora Development Process; no key issues or numbered comments provided.

**Response: Reviewed, Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 4 Pre-App Notes]  
Pre-Application Contacts and Contact Information; no key issues or numbered comments provided.

**Response: Reviewed, Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 5 Pre-App Notes]  
Key Issues Outlined

**Response: The key issues outlined on pages 1 and 2 of the pre-app notes have been previously addressed in the Detailed Introduction Letter.**

Project Overview, Types of Applications, Procedures, Important Links; no key issues or numbered comments provided.

**Response: Reviewed, Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 6 Pre-App Notes]  
1. Zoning and Placetype  
1A. Zoning

The Airport District is intended to take advantage of the nearby regional and national transportation hubs and infrastructure, to expand employment opportunities created by the strategic location of these lands near the airports operating in or near Aurora, and to ensure that development is located and designed to be consistent with the continued efficient operation of those airports. Industry hubs and a variety of commercial, light manufacturing (e.g., assembly and technology centers), distribution uses (e.g., freight forwarders, warehousing/distribution), and research and development campuses are anticipated to be developed in this classification. Development is encouraged that will take advantage of the multi-modal transportation opportunities in this district. Limited and supporting retail and service uses are also allowed in this district but are not intended to be regional draws or the driving force for economic development. Residential uses are not permitted in this district.

The purpose of the APZ district is to require development around military airport facilities to

comply with the regulations of the U.S. Department of Defense, and any other applicable aviation regulations, regarding land uses, building heights, and other factors, to protect the public from hazard impacts of airport operations, minimize exposure to crash hazards generated by military airport operations, promote sound land use planning and zoning practices, and encourage future development compatible with the continued operation of military airports. As discussed during the pre-application meeting, no portion of the gas station facilities may be in the APZ portion of the lot.

**Response: The zoning districts have been reviewed and the design responses have taken this information into effect with the site layout.**

#### 1B. Overlay Districts

##### Avigation Easements:

Because the property is within the Airport Influence District surrounding Buckley Air Force Base an avigation easement with the city and the airport shall be conveyed by the person subdividing lands or initiating construction of any structure on already subdivided lands. Such avigation easement shall be an easement for right-of-way for unobstructed passage of aircraft above the property and shall waive any right of cause of action against the city of associated airport arising from noise, vibrations, fumes, dust, fuel particles, and other effects caused by aircraft and airport operations. The avigation easement shall be in a form approved by the city and shall be recorded in the office of Clerk and Recorder for the county where the property is located before permit or plat approval is granted. The avigation easement form can be found here. Please contact Porter Ingram at 303.739.7227 or pingrum@auroragov.org with any questions you may have.

##### APZ II-S:

The southwest corner of this property is located in the Accident Potential Zone (APZ II-S). As discussed at the pre-app meeting the UDO does not permit fueling stations in the APZ. The applicant will need to comply with lot coverage, height and lighting restrictions, emissions release, hazardous materials restrictions, and other prohibitions required in Section 2.5.2 of the UDO.

##### 65 Ldn subarea:

The proposed development is also located within the Ldn 65 subarea around Buckley AFB. Any structures where the public is received must provide and include noise level reduction measures in the design and construction in accordance with the requirements in Section 2.6.2.C of the UDO.

**Response: The overlay districts and additional requirements have been reviewed and the design responses have taken this information into effect with the documentation, site layout, and building envelope design.**

[Page 7 Pre-App Notes]

#### 2. Land Use

##### 2A. Conditional Use

The proposed use of an Accessory Drive-Thru is subject to Conditional Use approval, according to Sections 146-3.2 and 146-3.3. Approval criteria can be found in Section 146-5.4.3.A, and generally involve compatibility of the proposed use with existing and planned uses, traffic generation, use of architectural and landscape features to mitigate negative impacts, and several other topics. As part of the application, please submit a Letter of Introduction with an Operations Plan that introduces the project and justifies the Conditional Use request by specifically responding to the Criteria of Approval. The Planning and Zoning Commission will consider the ability of the proposal to meet these criteria in their evaluation of the proposal.

In addition to design standards in UDO Article 146-4, please review applicable Use-Specific Standards which include UDO Section 3.3.5.F Restaurant, 3.3.5.OO Motor Vehicle Fueling Station and 3.3.6.E for a Drive-through.

**Response: The Conditional Use application was included with the initial site plan application. A traffic report and operations plan was provided as part of this application. The other items listed have been addressed through the site and landscape design.**

### 3. Development Standards

#### 3A. Dimensional Standards

Section 146-4.2.2 Table 4.2-4 contains the dimensional standards for both the AD and APZ zone districts. As the vast majority of the site improvements and buildings will be required to be within the AD portion of the lot, those are the standards which will be the most relevant. However, please keep in mind that there are detailed standards concerning lot coverage, population, and hazardous materials and other prohibitions for the APZ detailed in Section 146-2.5.2.D.2.b. Please review these requirements and ensure the designs adhere to them.

In the AD district the minimum front setback to the building is 100 feet from an interstate or expressway. The minimum side and rear setbacks are both 25 feet. The maximum building height is 100 feet.

**Response: The noted dimensional restrictions have been followed in the site design.**

#### 3B. Access and Connectivity

As discussed during the pre-application meeting, there is concern about providing access and connectivity to the site with limited available space and modifications to the E-470 roadway. Providing space for vehicles to safely decelerate and enter the site, without queuing significantly within the APZ area is a priority in the design and layout of the site. Please review Traffic Engineering comments and standards closely when designing your site vehicle circulation.

Additionally, as part of the Conditional Use Operations Plan mentioned above, a Circulation Plan must be submitted. This should explain how vehicles will enter and exit the site, where queuing will take place on site, illustrate that the code required 7 vehicle stacking spaces are accommodated for the drive-thru, show fuel and merchandise delivery movements, and show truck turning movements.

The store/restaurant is expected to have an outdoor common area which is typically a patio space with tables and seating for a restaurant. This area should be integrated with the functionality of the building and include decorative pavement, pedestrian scaled lighting, site furniture and landscape borders and amenities such as seat walls and raised planters.

**Response: The ingress/egress project is not a part of this contract. As such, E-470 is providing the mentioned scope. A truck circulation plan was provided and has been revised to include the missing items from the initial application and queuing in the drive thru lane has been added.**

#### 3C. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6. For the proposed use, the requirement is a minimum of 3 spaces per 1000 ft<sup>2</sup> of gross floor area, plus the required ADA compliant accessible spaces. The proposed 63 spaces detailed in your narrative will likely meet code requirements, however be sure to include the required information in the submittal to calculate minimum required

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parking counts. Additionally, consideration based on the business model and typical draw of customers should be given to ensure that one (1) bus and one (1) truck parking space will be sufficient.

Section 146-4.6.5 details requirements for the design and placement of parking areas. Generally, parking areas should be located and designed to provide for adequate vehicle circulation, safe pedestrian connections, screening from adjacent sites and streets, and to avoid abutting significant stretches of adjacent streets.

**Response: This comment has been adequately addressed through the design as there are no parking comments provided by the City of Aurora.**

#### 4. Landscape, Water Conservation, Stormwater Management

##### 4A. General Landscape Plan Comments

Prepare the landscape plans in accordance with the Unified Development Code (UDO) as well as the Landscape Reference Manual. The landscape comments provided herein are based upon the following UDO code Section 146-4.7 (Landscape, Water Conservation, Stormwater Management). Please ensure that the landscape architect or designer has a copy of these documents as well as the city's project specific comments.

**Response: Understood.**

##### Landscape Plan Preparation:

Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

**Response: Landscape Plans are labeled "Not for Construction" in the lower right corner.**

Landscape plans must be prepared on 24" x 36" sheets. Plans shall have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. Landscape plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.

**Response: Understood.**

##### Sight Triangles:

Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface.

**Response: Plants have been revised in sight triangles to a maximum of 26 inches above road height.**

##### 4B. Section 146-4.7 (Landscape, Water Conservation, Stormwater Management Requirements)

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within this section. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.

**Response: Understood.**

Section 146-4.7.5 H. (Special Landscape Buffers for Development Adjacent to I-79, I-225, E-470, Public Parks, Open Space and Trails):

If the standards of this section conflict with other buffer requirements found within the UDO, the standards of this section shall apply. A 25' wide landscape buffer is required adjacent to E-470.

This buffer may be reduced to 15' with incentive features as noted in Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions. Landscaping shall include one tree and 10 shrubs per 30 linear feet.

The encroachment of buildings or portions of buildings including porches, patios, trash enclosures

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dumpsters, parking lots and internal vehicular drives, sidewalks and detention and water quality pond infrastructure into landscape buffers is prohibited.

Landscaping outside of the E-470 Multi-Use easement shall be large deciduous shade and evergreen species. At least 50% of the species shall be evergreen. If the site layout places the buffer inside of the multi-use easement, then at least 50% of the tree species shall be evergreen. Planting a single row of trees, the full length of the buffer is prohibited. Like tree species shall be grouped not less than 25' on center for small deciduous trees and 35' on center of large deciduous trees and 15' on center for evergreen trees. The maximum distance between groups shall not be more than 45' on center.

**Response: Understood.**

Section 146-4.7.5 E.2.a. (Non-Street Perimeter Buffers):

Provide 20' wide non-street perimeter buffers along all non-street property boundaries. Buffers may be reduced to 12' depending upon the landscape incentive feature chosen as specified in Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions. Plant material shall be provided at a ratio of one tree and five shrubs per 40 linear feet of buffer with 30 percent of the tree species be evergreen.

**Response: Understood.**

Plant material shall be chosen based upon their ability to provide appropriate screening and shall be selected to reach a mature height of no less than five feet. Perennials and shrubs with a height of less than five feet at maturity shall only be used as accents and may not count toward more than 25 percent of the buffer requirement. While Junipers are commonly used for buffer screening, alternative plant material shall be integrated into the buffer that are better suited to winter snow loads and provide year-round visual interest. A suggested list can be found in this section of the UDO.

**Response: Understood.**

Landscaping shall be located on the exterior side of any fences or walls. If there is an existing fence along an adjoining property line and the applicant also wishes to install a fence, the city will work with the applicant on the best buffer alternative and likely, landscaping will be permitted to be located along the interior side of the lot.

**Response: Understood.**



Shrubs and ornamental grasses may not be substituted for trees in the buffer unless the applicant demonstrates to staff that the site is encumbered. Encumbrances shall include overhead and underground utilities, floodplain, easements or similar. If an encumbrance is present and the applicant wishes to use tree equivalents, then one two- and half-inch deciduous tree or eight to ten-foot evergreen tree is equivalent to 12 five-gallon shrubs. A two-inch deciduous tree or six-foot tall evergreen tree is equivalent to 10 five-gallon shrubs. When overlapping landscape standards occur such as when building perimeter, detention/water quality and/or parking lot landscape requirements fall within the landscape buffer, they may be counted towards meeting the buffer requirements, however, the most restrictive requirements shall be met.

**Response: Understood.**

Section 146-4.7.5 J. (Building Perimeter Landscaping):

For commercial and industrial uses, building perimeter landscaping is required when building elevations face public rights-of-way, residential neighborhoods, public open space, or whenever an entrance door is present. Landscape each elevation with one tree equivalent per each 40 linear feet of elevation length. One tree equivalent is equal to one tree, or 12 five-gallon shrubs for a two- and half-inch tree or eight to ten-foot tall evergreen tree or 10 shrubs for a two-inch tree or six-foot evergreen tree. Any combination of plant material may be used that totals the required number of tree equivalents. Building perimeter landscaping provided within 20' of the building

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face may count towards the building perimeter landscaping requirements including landscaping provided within parking lot islands.

**Response: Understood.**

Section 146-4.7.5 K. (Parking Lot Landscaping):

Both interior and exterior parking lot landscaping is required for all proposed parking lots. No parking row shall exceed 15 spaces without an intervening landscaped island, median or landscaped peninsula. All parking rows must terminate in a landscaped island. The perimeter of all parking lots shall be screened from public rights-of-way, public open space and adjacent property with one or a combination of methods shown in this section. If required, street and non-street frontage landscape buffers may be combined with the parking lot screening requirements to satisfy both if the two requirements should overlap. City staff will determine whether the overlap exists once a formal site plan submittal is made.

**Response: Understood.**

When not integrated as part of a required buffer, a minimum four-foot planting bed shall be provided around the perimeter of the parking lot. Parking lot screening shall consist of a berm between three and four-foot-tall with a maximum slope of three to one in combination with evergreen and deciduous trees and shrubs. Screening should be integrated with streetscape plantings whenever possible. If berms are not practical, then one of the following options shall provide equivalent screening:

- a. A low continuous hedge between three and four-foot-tall planted in a double row at three feet on center in a triangular pattern or;
- b. A decorative masonry wall between three and four-foot-tall in combination with landscaping.

**Response: Understood. An adjustment has been requested for screening areas that fall with the sight triangles**

Shrubs must reach a height of three feet at maturity and at least 50% of the shrub material shall be flowering species. Large shade and evergreen tree species and/or small tree or large shrub species shall be used as accents throughout the screen planting in conjunction with buffer and street



frontage plantings to offset the horizontal lines of a typical shrub bed. Ornamental grasses are not permitted to screen parking lots.

**Response: Understood.**

Also provide and landscape each parking lot island with one tree and six five-gallon shrubs per 9' X 19' island and two trees and 12 shrubs per 9'X 38' island. Ornamental trees may be used as accents at the ends of parking rows but shall not be used as the primary shade tree within the parking lot.

**Response: Understood.**

Section 146-4.7.5 L. (Site Entryways and Intersections):

Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. This may be integrated with any proposed signage.

**Response: Understood.**

Section 146-4.7.3 M. (Detention and Water Quality Ponds):

To meet water quality objectives, the city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Many of the LID practices have an integrated vegetative component which supports the treatment, evapotranspiration and infiltration functions so that storm water is treated at the source. With the implementation of LID techniques, property owners can benefit from the environmental quality and aesthetics of the area in which they live and work. Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens.

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Applicants may propose their own BMP's or work Aurora Water/Public Works. Aurora Water has a manual titled "Low Impact Development Techniques for Urban Redevelopment in Aurora" that may be helpful. To obtain a copy, please contact Vern Adams at [vadam@auroragov.org](mailto:vadam@auroragov.org). The applicant may also wish to review the Ultra-Urban Green Infrastructure Guidelines published by the City and County of Denver.

**Response: Understood.**

All detention pond facilities shall not exceed six feet in depth. The area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met.

**Response: These items have been addressed and provided within this comment response package.**

**4C. Section 146-4.7.8 B. 2.b. (Service, Loading, Storage and Trash Area Screening)**

All trash dumpsters and recycling bins must be enclosed and setback at least 12 feet from adjacent properties with residential or commercial uses. Service areas visible from streets or residences shall be screened by fences, walls, landscaping, berms or any combination of items. Fencing and wall screening shall be accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior.

**Response: Trash enclosure is located at the back of property. This location and distance from public ROW provides the necessary screening.**

**Section 146-4.7.3. C. (Irrigation)**

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water will require the applicant to divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at 303.326.8819 or [Tyork@auroragov.org](mailto:Tyork@auroragov.org) regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

**Response: Understood.**

**5. Site-Specific Comments****5A. Building Design Standards**

Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things. There are additional standards related specifically to Motor Vehicle Fuel Dispensing Stations contained in Section 146-3.3.5.OO.9. These standards are above and beyond standards contained in the general building design standards, and in instances where these may conflict Section 146-3.3.5.OO.9 should take precedence. These standards include design, placement, dimension, and permitted materials and colors for the fueling canopy. Please review both provisions of code when designing your building to ensure compliance.

**Response: These items have been addressed within this comment response package.**

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**5B. Exterior Lighting**

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations. Lighting fixtures are required to be full cutoff shielded luminaire type fixtures with downcast illuminance. This is especially important with the project's proximity to Buckley Air Force Base. All standards regarding maximum illumination and hours of lighting must be adhered to.

**Response: All proposed lighting adheres to Section 146-4.9 Typical details provided. All fixtures to be downcast and full cut-off per code.**

**5C. Signs**

Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations

**Response: The prospective signs have been illustrated at a basic level for this review process. The signage will be a deferred permit process for specific desired signage.**

## 6. Adjustments

Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.

**Response: The requested adjustments have been identified per this requirement.**

## 7. Submittal Reminders

### 7A. CAD Data Submittal Standards

The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

**Response: A digital submittal will follow with the CAD prior to final mylars and Construction Document submittal. The standards have been reviewed.**

### 7B. PDF Requirements

The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.

**Response: This comment is reviewed and understood.**

### 7C. Mineral Rights Notification

Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager with the application submittal.

**Response: A mineral rights affidavit will be provided.**

Additional Pre-submittal information provided. no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a "key issue" or are "numbered" no response required.**

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Community Participation, Neighborhood Services Liaison, Parks, Recreation & Open Space Department (PROS), Forestry Division, Tree Mitigation Requirements, Forestry's Role in Site Plan Review; no key issues or numbered comments provided

**Response: Thank you for the information. As none of the items are identified as a "key issue" or are "numbered" no response required.**

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Ash Trees Prohibited; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

Aurora Water

Key Issues

The site is currently served by a 3,000-foot dead-end water main. Water calculations are needed to ensure a minimum of 20 psi residual during a fire flow scenario. If the analysis shows pressure issues, then the water main will have to be looped.

**Response: The civil engineer, Redland, has discussed this issue with Casey Ballard at the City of Aurora Water division after the Pre-application meeting in May 2021 and the City agreed to allow the dead end water main as long as a stub was provided at the east lot line at the location of future E. Yale Avenue for future connection to the City’s distribution system when the adjacent property is developed.**

An Individual Sewage Disposal System (ISDS) is an acceptable sewer solution but will have to be permitted by the appropriate agency: Tri-County Health or CPDHE depending on the size of the system. This information is to be provided to the City of Aurora, as well.

**Response: The on-site waster water treatment facility is currently under review by CDPHE.**

This site will need a Storm Water Management Plan (SWMP) as part of the civil plan submittal package.

**Response: Acknowledged.**

Based on the commercial kitchen, a grease interceptor is required.

**Response: An exterior grease trap is provided on the site plan.**

A domestic allocation agreement will be required for connections 2” and larger.

**Response: The current required size is 2-1/2” per our Plumbing Engineer. This has been updated on the site plan. The domestic allocation agreement will be provided upon receipt.**

Utility Services Available and Utility Service Requirements; no numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

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Utility Development Fees; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

Public Works Department

Key Issues:

A Detailed Traffic Impact study shall be required. See below for additional information.

- Drive-thru queuing
- Placement of fueling positions vs. main access
- Site circulation

**Response: A traffic impact study has been provided with this submittal.**

E-470 is the jurisdiction of the E-470 Public Highway Authority. Continue to coordinate with them on their requirements and guidance for signage and modification of the off-ramp and on-ramp.

- The City of Aurora is part of the Board of Directors of E-470.

**Response: Coordination with E-470 is concurrent with this review and their requirements for signage and modification of the Site with regards to the on and off-ramps.**

No public access is supported to this location from Gun Club Road based on the property's misalignment/offset with Yale Avenue. Fire/Life Safety and Aurora Water maintenance access is supported connecting this property to Gun Club Road but shall be coordinated with the Colorado Department of Transportation (CDOT).

**Response: Redland, the civil engineer, is in contact with CDOT for coordination for the emergency only access off of Gun Club Road.**

The main south to north access shall have conflict points minimized. Fueling positions as proposed would create blind exiting and turning movements. Traffic Engineering supports relocating to the north of the existing building.

**Response: The gasoline fueling canopy is situated cardinal north of the main amenity building. The diesel refueling canopy is situated to the south of the building to eliminate stacking in front of the access road. The Main north south access has been designed with sight distance in mind to eliminate blind movements.**

Gun Club Road is a state highway. Approval and access permits will need to be obtained from CDOT. Please contact Marilyn Cross at CDOT, phone number 303.512.4266. Developers/applicants are encouraged to contact CDOT early in the review process to determine the feasibility of the proposed access and any specific CDOT requirements. To ensure CDOT will allow access as shown, provide an email from CDOT indicating they have reviewed the proposed access(es). This documentation must be received 10 days prior to the Planning Commission hearing.

**Response: Redland, the civil engineer, will reach out to Marilyn Cross at CDOT to get their review acknowledgment more than 10 days prior to the Planning Commission hearing.**

Show all adjacent and opposing access points on the Site Plan.

**Response: Access movements have been labeled on the site plan.**

Label the access movements on the Site Plan.

**Response: Access and traffic flow arrows are provided on the site plan.**

[Page 16 Pre-App Notes]

Objects and structures shall not impede vision within the sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13 In addition, street

trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.

**Response: Plantings have been selected for this requirement. Trees have been removed for stop sign visibility.**

Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

**Response: The note has been added to all landscape plan sheets.**

Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan:

The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

**Response: Existing and proposed signage and striping and the Note has been added to the Site Plan set.**

Show the installation, by developer, "Do Not Enter" or "Fire Access Only" signs at Gun Club Road. Signs shall be installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards.

**Response: Fire access only signs have been added to the access at Gun Club Road with a gate and knox box.**

A Detailed Traffic Impact Study will be required for this site which will include addressing the following specific items:

- 1) Existing, buildout and 2040 average daily traffic counts.
  - a) E-470 has count data that would be appropriate to use. Coordinate with E-470 for the necessary pre-COVID data.
- 2) Include detailed analysis of:
  - a) Off-ramp diverge
  - b) On-ramp merge
  - c) Drive thru queuing –
    - i) Queuing analysis including a comparison of the development proposal to the recommended Design Queues as presented in ITE Summer 2012, Drive-Through Queue Generation, 1st Edition by Mike Spack, P.E., PTOE. For coffee shops, this is 260-feet or 13 vehicles. For Fast Food restaurants, this is 240-feet or 12 vehicles.
  - d) Site Circulation
    - i) Standard vehicular and large vehicles
    - ii) Pedestrian
- 3) Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available

if requested.

**Response: A traffic study/report was provided in the initial site plan application package.**

[Page 17 Pre-App Notes]

The Traffic Study shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.

Submitting the Traffic Study:

The Traffic Study shall be sent directly to Brianna Medema at bmedema@auroragov.org as soon as possible. The Traffic Study shall also be uploaded with the rest of the submittal.

Based on our review of the Traffic Impact Study, additional improvements may be required.

**Response: Acknowledged. Traffic impact study will be submitted to Brianna Medema and will be submitted with the overall Site Plan submittal.**

Engineering Division

Key Issues:

Coordinate site improvements with E-470. Vehicular and pedestrian circulation shall be improved to facilitate the development of the site.

**Response: Coordination with E-470 is concurrent with this review.**

A preliminary drainage report shall be submitted with the site plan. On-site detention and water quality are required. There is an existing pond on site. If the existing pond will be utilized it must be brought up to meet current City of Aurora Standards. Additionally, there are offsite flows that are routed to that pond that must be maintained. A drainage easement shall be dedicated for the detention pond with an access easement dedicated to a public way. Prior to the issuance of a Certificate of Occupancy, an Inspection and Maintenance plan and a pond certificate shall be approved.

**Response: We received comments on the preliminary drainage report from Public Works and it will be resubmitted back to Public Works with the comments addressed.**

Improvements, ROW/Easements/Plat; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 18 Pre-App Notes]

Drainage; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

Fire/Life Safety Comments - Building Division

Addressing Requirements; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**



[Page 19 Pre-App Notes]

Adopted Codes by the City of Aurora – Setbacks, Civil Plans, Emergency Responder Radio Coverage, Fire Department Access, Fire Lane Easement; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 20 Pre-App Notes]

Fire Hydrants, Fire Sprinkled Structures; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 21 Pre-App Notes]

Gated Entry, Handicap Accessibility Requirements, Knox Hardware, Legend, Motor Fuel Dispensing Sites; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 22 Pre-App Notes]

Phasing Plans, Photometric Plan, Site Plan, Civil Plan, Framework and General Development Plan, and Plat Notes, Site Plan Data Block, Special Design Considerations, Abutting Fire Lane or Public Access Easement to Property, Access to within 150 feet of Each Structure, Aerial Fire Apparatus Access Roads; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 23 Pre-App Notes]

Alternative Fire Lane Surfaces, Fire Apparatus Access Road Specifications, Combined Fire Lane, Public Access and Utility Easements, Construction of Fire Lane Easements and Emergency Access Easement, Dead-end Fire Apparatus Access Roadway, Encroachment into Emergency Access or Fire Lane Easements are Prohibited, Grade, Labeling of Easements on the Site Plan, Plat and Civil Plans, License Agreement, No Parking is allowed within a Fire Lane Easement, Pocket Utility Easements for Fire Hydrants, Public Street Systems Adjacent to Site, Speed Bumps, Snow Removal Storage Areas, Width and Turning Radius, Trash Enclosure, Real Property Division, Subdivision Plats, Site Plans, Separate Documents; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 24 Pre-App Notes]

Offsite easement dedications; no key issues or numbered comments provided

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 25 Pre-App Notes]

City of Aurora Construction Document Process, Aurora Water; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 26 Pre-App Notes]

Construction Stormwater Quality Requirements, Public Works Department, Traffic Division, Engineering Division; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 27 Pre-App Notes]

Roadway Design and Construction Specifications, Building Plans, Building Division Comments, Permit Types; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 28 Pre-App Notes]

Commercial Permits, Modular, Construction Trailer, Mobile Home, State of Colorado Division of Oil and Public Safety, Petroleum Storage Tank regulations, Accessibility, Adopted Codes by the City of Aurora, Building Division General Comments are not identified as “key issues” or are “numbered.”

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

Key Issue:

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.

**Response: This comment is reviewed and understood.**

[Page 29 Pre-App Notes]

Checklist for Plan Review Submittals, Demolition Permits, General Fire Protection System Requirements, Geographic Design Criteria, Remodel/Additions, Request for Modification or Alternative Material, Tri-County Health Department; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 30 Pre-App Notes]

Real Property Division; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 31 Pre-App Notes]

City of Aurora Construction Phase process, Aurora Water, Public Works Department, Engineering Division; no key issues or numbered comments provided.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 32 Pre-App Notes]  
Building Division

Key Issue:

Once the building permit is issued it is recommended that the General Contractor (GC) schedule a pre-construction meeting through the Office of Development Assistance Project Manager. The meeting will consist of the Public Improvement Supervisor, Building Division Inspector Supervisors, and a Fire/Life Safety Supervisor. These meeting are highly beneficial to both the GC and city staff in addressing inspection requirements that assist in obtaining a TCO or CO in a timely manner.

**Response: The contractor will comply.**

Construction Permits, Fire Safety during Construction, Alteration or Demolition of a Building, Secondary Access Roadways during Construction are not identified as “key issues” or are “numbered.”

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 33 Pre-App Notes]  
Letter addressing adjacent property owners.

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 34 Pre-App Notes]  
List of near-by Neighborhood associations

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

[Page 35 Pre-App Notes]  
An image of a map associated with Page 34 of the Pre-App notes

**Response: Thank you for the information. As none of the items are identified as a “key issue” or are “numbered” no response required.**

#### ***END OF PRE-APP COMMENT RESPONSES***

- 2B. No comments were received by the City from the E-470 Authority. It is represented that the Authority is supportive of the sign area adjustment; if so, please have them include that in a comment letter.

**Response: E-470 is providing comments in a separate process for the project on a parallel schedule to this review.**

- [Project Narrative]  
2C. Please separate the Project Narrative, City communications, and Operations Plan into separate files upon resubmittal. Please remove the Lease Agreement from this site plan submittal. It may be needed for the civil plan submittal, however.

**Response: The documents have been split and re-uploaded per this request.**

- 2D. Upload the Material/Stucco Board as an individual exhibit; do not include it in the letter of introduction.

**Response: The documents have been split and re-uploaded per this request.**

[Site Plan Page 1]

- 2E. Add "-with Adjustments" to the end of the title should you pursue landscaping and sign adjustments. Typical of all sheets. On the title page, you will also need to list the proposed adjustments, including code sections you are requesting adjustments from and the justification for these adjustments.

**Response: The Title has been updated to include the requested wording. The adjustment request text is now on the cover sheet as requested.**

- 2F. With the update of the Code, the term "Contextual Site Plan" is no longer used. Please remove "contextual" and just label "Site Plan" on all sheets.

**Response: The word "Contextual" has been removed from all sheets when referring to the "Site Plan".**

[Site Plan Page 2]

- 2G. On the Demolition Plan, do not include electrical lines that are to be removed. That should be included in the building permit set.

**Response: All Electrical line demolition has been removed from the demolition plan.**

- 2H. The legal description is only required on the first sheet. Please remove it from all other sheets.

**Response: The drawings have been updated without the legal description.**

[Site Plan Page 10]

- 2I. Label all Landscape Plan sheets (and ONLY the Landscape Plan sheets) as "Not for Construction".

**Response: Landscape plans are labeled in the lower right hand corner "Not for Construction".**

### **3. Zoning and Land Use Comments (Comments in teal)**

[Project Narrative]

- 3A. A variance is reviewed by the Board of Adjustments and requires evidence of a physical hardship unique to the property. Visibility alone is a universal site condition for all developments adjacent to E-470, what makes this different? Furthermore, the grade is at the same level as E-470 in this case, and the site is highly visible.

A better route would likely be to pursue a Major Adjustment which is reviewed through the Planning Commission. To do this, the narrative needs to address one of the following criteria:

- i. The adjustment will result in a perception of development quality as viewed from adjacent streets and abutting lots that is equal to or better than would have been required without the adjustment.
- ii. The adjustment will provide options for a more connected neighborhood layout or, for an adjustment for a residential subdivision, the adjustment will result in a neighborhood layout and level of multi-modal connectivity equal or better than would have been required without the adjustment.
- iii. The adjustment will result in equal or better screening and buffering of adjacent properties and ground and roof mounted equipment than would have been required without the adjustment.

- iv. The adjustment will not result in a material increase in on-street parking or traffic congestion on any local street in any Residential zone district within 200 feet of the applicant's site.

**Response: The Owner will proceed with the Major Adjustment process for the proposed monument sign.**

#### **4. Streets and Pedestrian Issues (Comments in teal)**

[Site Plan Page 4]

- 4A. Is this road intended for public access?

**Response: No, the intent is for emergency access only. This emergency access road is not for public access.**

#### **5. Parking Issues (Comments in teal)**

- 5A. There are no parking comments from Planning in this review.

#### **6. Architectural and Urban Design Issues (Comments in teal)**

[Site Plan Page 3]

- 6A. Is all fencing existing or new?

**Response: The fencing shown around the electrical equipment yard and the children's play area is proposed and is the only fencing shown within the lease boundary area.**

- 6B. Provide details for this play area including dimensions and furnishings.

**Response: The play area and site furnishings will be provided to the City of Aurora at a later date.**

[Site Plan Page 17]

- 6C. The rear elevation needs horizontal articulation at an interval of 50 ft. This can be achieved through a change in material, a wall recess or projection, windows, or a change in the roof height/form.

**Response: Per 4.8.5(B)(4) Table 4.8-3(a) allows for a change of color. The design team has applied a change of color every 50-ft. Please see the updated building elevations.**

- 6D. An additional Massing element and Materials element, as described in Table 4.8-8 of the UDO, is needed on the rear elevation.

**Response: The drive-through bump-out is now clad in faux wood metal paneling.**

- 6E. Rooftop mechanical equipment needs to be screened from view by use of a screen wall, extended parapet, or similar feature.

**Response: The parapet height has increased to accomplish the required screening.**

[Site Plan Page 18]

- 6F. Where is this fence located and what is it for? Often, fences are limited to 6 ft in height.

**Response: The purpose of the "Typical Fence" detail is to screen the electrical equipment yard. The proposed yard will include a back-up generator for the entire building that is nearly 8.5-ft in height. The "Typical Fence" detail has been updated to effectively screen this proposed equipment.**

6G. Please label and dimension the dog park on the site plan.

**Response: The dog park is no longer a programmatic element for this project and has been removed from the site plan.**

[Site Plan Page 19]

6H. The fueling canopy should have additional horizontal articulation. This can be achieved through a change in patterning and coloring or a change in canopy height. Applicable to all sides.

**Response: A change of color of the paneling will be pursued once the Ownership team has a fueling vendor chosen.**

[Site Plan Page 20]

6I. The fueling canopy should have additional horizontal articulation. This can be achieved through a change in patterning and coloring or a change in canopy height. Applicable to all sides.

**Response: A change of color of the paneling will be pursued once the Ownership team has a fueling vendor chosen.**

## **7. Signage Issues (Comments in teal)**

[Project Narrative]

7A. A Major Adjustment for the sign height should be pursued rather than a variance. To do this, the narrative needs to address the following criteria:

v. For an adjustment to the maximum number or area of signs or sign setbacks, the adjustment will have a minimal visual effect on the surrounding neighborhood, and is necessary to compensate for unusual shape or orientation of the lot or to allow sign visibility comparable to, but not exceeding, that available to nearby lots of approximately the same size and shape in the same zone district.

Please also provide justification for the extent of the adjustment requested. The code limits monument sign height in this location to 12 ft, while you are proposing a 45 ft sign, over triple what is supported by the code.

**Response: The Owner will like to proceed with the Major Adjustment process and the concerns expressed herein will be addressed in said process. .**

[Site Plan Page 1]

7B. Include proposed signage area in the data table. Monument signs are measured on both faces. The extra-large monument sign is likely to send you over the total permitted signage area.

**Response: The monument sign will be going through the Major Adjustment process. Regarding the other signage on site these are our calculations:**

Bronco Aurora Sign Calcs (19MAY22)

4.10.5(A); Applicability

4.10.5(B): Wall, Projecting, Blade, and Monument Signs

4.10.5(B)(1): Number of Permitted Signs

A total of five signs are permitted per use, with a total of 80 square feet minimum.

4.10.5(B)(1): Total Sign Area Allowed

4.10.5(B)(2)(a): not applicable for this site.

4.10.5(B)(2)(b): All Other Streets

On all other street frontages, one square foot of sign area for each linear foot of building frontage for the first 200 feet of building frontage; then one-half square foot of sign area for each linear foot of building frontage thereafter as measured along the building frontage (the longest building frontage with a public entrance), up to the limit in subsection c below.

**1 sqft of sign per 1 linear foot of building frontage for the first 200 linear feet. 0.5 sqft of sign area for each linear foot thereafter.  
145 sqft allowed for maximum aggregate sign area**

4.10.5(B)(2)(c): Maximum total sign area shall not exceed 600 square feet.  
**This project is capped at 145-sqft.**

4.10.5(B)(2)(d): Maximum individual sign area shall not exceed 200 square feet.  
**Excluding the monument sign, the following is the current proposed sign areas:**  
**Tenant Signs Proposed (as of 05.18.2022)**  
**Applegreen Sign: 65.35 sqft each, x3 = 196.04 sqft**  
**QSR Sign: 18.5 sqft, x3 = 55.5 sqft ("SIGN" lettering on current elevations)**  
**Big Apple: 61.8 sqft**  
**Total Proposed Signage Area: 313.34 sqft**

[Site Plan Page 3]

7C. Show the location and footprint size of the proposed monument sign.

**Response: The proposed monument sign is shown on the site plan.**

[Site Plan Page 18]

7D. Please indicate the size of lettering and if there is any electronic message board proposed. An electronic message board may only take up a maximum of 50% of the text area.

**Response: The Owner will proceed with the Major Adjustment process for the proposed monument sign.**

[Site Plan Page 19]

7E. No signage is permitted on the canopy itself.

**Response: 4.10.6 Table 4.10-2 of the Aurora UDO allows for signage located on a motor vehicle fuel dispensing station pump island; please provide clarification for not allowing signage for the fueling islands canopy.**

## **8. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

8A. Please 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)

Please 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: <https://auroragov.org/CADtoGISstandards> OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

**Response: T As the site plan goes through the review process it is anticipated by the design team that this information may change. Typically, this information is provided at the Civil Engineering Construction Document phase.**



**9. Landscaping Issues (Kelly Bish / 303-739-7131 / kbish@auroragov.org / Comments in bright teal)**

[Site Plan Overall]

- 9A. There are multiple locations where plant call-outs have been provided, but the actual plants are missing. Please provide the missing plants as in most instances they are required by code.

**Response: A layer was frozen and this issue has been corrected.**

- 9B. Dimension and label the non-street buffers on all landscape sheets.

**Response: The non-street buffer has been labeled.**

- 9C. Ornamental grasses may not be more than 20% of the required plant material in a parking lot island.

**Response: Ornamental grass is used in islands. It is predominantly used as an accent above and beyond the required parking lot island landscaping requirements.**

[Site Plan Page 1]

- 9D. Add the landscape architects contact information under the Project Team.

**Response: The landscape architect's contact information has been added to the contact information.**

[Site Plan Page 11]

- 9E. What are the vacant spaces as noted on the plan to be used for? See comment on the plan.

**Response: The remaining "vacant" space is an existing cell tower and enclosure that will remain.**

- 9F. Identify the trash enclosure on the appropriate sheet and ensure that landscaping is being provided around the enclosure.

**Response: The trash enclosure is labeled. The location is far enough from public view to not require landscape screening.**

- 9G. The "SW" plants will not grow tall enough to satisfy the screening requirements of the parking lot.

**Response: SW plants have been changed to a different species where required**

- 9H. Label the building.

**Response: Building is labeled.**

[Site Plan Page 12]

- 9I. It looks like the landscaping and overall lease area is encroaching into the solar panels/field.

**Response: The affected section of the solar panel system will be dismantled and stored for later use.**

[Site Plan Page 13]

9J. Update the Standard City of Aurora Notes and the General Planning Notes per the comments provided.

**Response: Notes have been updated.**

9K. Add any adjustment requests to this sheet.

**Response: Added.**

9L. Update the various landscape tables per the comments provided.

**Response: Tables have been updated appropriately.**

#### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

##### **10. Civil Engineering (Kristin Tanabe / 303-739-7406 / ktanabe@auroragov.org / Comments in green)**

[Site Plan Page 1]

10A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

**Response: This comment is understood.**

10B. Engineers do not sign site plans. Remove this signature block.

**Response: Engineer signature block has been removed.**

10C. There are a number of standard required site plan notes missing.

**Response: Additional site plan notes have been added to the cover sheet based on the Pre-application comments.**

10D. In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

**Response: Acknowledged. Utility easements that overlap drainage easements will only contain subsurface utilities.**

[Site Plan Page 2]

10E. No North arrow or scale provided.

**Response: North arrow and scale have been added to the plan sheet.**

[Site Plan Page 3]

10F. If this access will be open to the public it must be paved. Otherwise a gate or bollards would be required to restrict public access.

**Response: Emergency access road will not be open to the public. Gates have been added to both entrances to prevent public access.**

- 10G. A drainage easement is required for the detention pond. An access easement is required from the drainage easement to public right of way for maintenance access.

**Response: A drainage easement has been added to the detention pond as well as an access easement from the pond to public right of way for maintenance access.**

- 10H. With no curb and gutter provided, this is basically a massive intersection without any kind of traffic control and many opportunities for conflict points.

**Response: The access points shown on this Site Plan is typical for gas fueling areas. There is only 2 entry points to the fueling area and 1 exit location which we believe is reasonable.**

- 10I. A 1"=30' scale would be better to provide the detail for this development.

**Response: Acknowledged. The scale did not change on the Site Plan drawings but will be adjusted to better show detail on the Construction Documents.**

- 10J. Add pavement types to the legend. It appears both concrete and another material (asphalt?) are proposed.

**Response: A pavement legend has been added to the plans.**

[Site Plan Page 4]

- 10K. Is there a gate here? If so, dimension distance from flowline of Gun Club Road.

**Response: A proposed gate has been added to the plans at both entrances to the fire access road. A dimension has been added from the edge of pavement to the gate.**

[Site Plan Page 5]

- 10L. Show/label proposed easements.

**Response: Proposed easements have been shown and labeled on the Grading Plans.**

- 10M. A drainage easement is required for the detention pond. An access easement is required from the drainage easement to public right of way for maintenance access.

**Response: A drainage easement has been added to the detention pond. An access easement has been added from the drainage easement to the public right of way for maintenance access road.**

- 10N. There appears to be a sump in this area. Where are these flows directed?

**Response: The area has been regraded so that flows drain to a Type 13 inlet located in a sump condition.**

10O. Show/label 100-year water surface elevation. Show spillway and indicate direction of emergency overflow.

**Response: 100-year water surface elevation has been added to the plans as well as the proposed spillway with flow arrows indicating the flow direction.**

10P. Remove storm sizes from site plan.

**Response: Proposed storm sizes have been removed from the plans.**

10Q. Add a note indicating if the storm sewer system is public or private and who will maintain it.

**Response: All of the storm sewer system is private. A note has been added.**

10R. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.

**Response: There is no landscaping directly around the building. Directly around the building is all proposed walk that needs to be ADA accessible; therefore this area will be less than but close to 2% to allow for construction tolerances and maintain ADA compliance.**

10S. Maintenance access is required to the pond bottom and the top of the outlet structure (outside of the pond bottom)

**Response: Maintenance access roads has been added at the top and the bottom of the pond to reach the outlet structure.**

10T. Not part of the site plan.

**Response: Grading quantities has been removed from the site plan.**

10U. Maximum 2% slope in any direction at handicap parking spaces.

**Response: Handicap parking spaces are below 2% grade in all directions.**

10V. Proposed pavement sections will be referenced on civil plans remove from site plan.

**Response: Proposed pavement sections have been removed from the civil plans.**

10W. Minimum 2% slope in all non-paved areas.

**Response: Acknowledged. All non-paved areas have slopes at 2% or greater.**

10X. Minimum 1% slope for asphalt pavement.

**Response: Asphalt pavement has been adjusted to a minimum of 1% slope.**

10Y. Consider using a different linetype since it is similar to the major contour.

**Response: The linetype has been adjusted to clarify the difference between major contour and property line.**

[Site Plan Page 7]

10Z. Remove storm sizing information.

**Response: Storm sizing information has been removed from the plans.**

10AA. Site light, not a street light.

**Response: Site lights have been called out on the plans.**

10BB. Add a note indication if the storm sewer system is public or private and who will maintain it.

**Response: A note has been added indicated the storm sewer system is private and will be maintained by the lot owner.**

[Site Plan Page 10]

10CC. Show/label 100-year water surface elevation. Show/label required maintenance access to the pond bottom and top of the outfall structure.

**Response: 100-year water surface elevation and maintenance access road has been called out on the plans.**

#### **11. Traffic Engineering (Kyle Morris / 720-587-2668 / kdmorris@auroragov.org / Comments in amber)**

[Site Plan Page 3]

11A. Add sight triangles at each internal access per COA TE-13.

**Response: Sight triangles have been added to the plans and shown on the Signage and Striping Plan.**

11B. Provide signs indicating authorized vehicles only.

**Response: Signs indicating authorized vehicles only have been added to the plans.**

11C. Add striped directional arrows throughout the site to help delineate drive aisles and allowable directions of travel.

**Response: Striping directional arrows have been added to the plans.**

11D. Add do not enter sign at the drive thru exit.

**Response: The drive thru exit is easily recognized as a drive thru exit so signage is not necessary.**

11E. Place detectable warning here.

**Response: Detectable warnings have been added to all handicap ramps.**

11F. Provide striped crosswalk bars here, per COA TE-12.

**Response: Striped crosswalk bars have been added to street crossing.**

11G. Revise to a raised median to help with drive aisle delineation.

**Response: The design team declines as the raised median would be an impediment to emergency access and increased project costs.**

11H. Add drive thru signs at the entrance as well.

**Response: Drive thru signs have been added to the entrance of the drive thru.**

11I. Vehicle speeds may be an issue. Consider adding advisory speed limit signs through access road.

**Response: Speed limits signs for the ingress and egress from the Tollway will be shown on plans prepared by E470 and will not be a part of this project.**

11J. Specify existing stop sign, and a right turn only sign if one is not present already.

**Response: Existing stop sign and right turn only signs have been labeled.**

11K. Provide one way, stop, and right turn only signs. (3 locations)

**Response: One way, stop, and right turn signs have been added to the plans where the fire lane meets the access drive.**

[Site Plan Page 4]

11L. Provide signs and other measure to prevent general public from using this access.

**Response: Authorized Vehicles only sign has been added to the Gun Club access road entrance.**

[Site Plan Page 11]

11M. This tree will conflict with stop sign visibility.

**Response: Tree has been removed.**

11N. This area does not appear to match what is shown on the site plan sheets.

**Response: The revised documents for this comment response package reflect the current civil design intent.**

11O. Show sight triangles, per COA TE-13, on landscaping sheets.

**Response: Shown.**

[Site Plan Page 12]

11P. This tree will conflict with stop sign visibility.

**Response: Removed.**

11Q. SW, PM, and GC exceed maximum allowable height within sight triangles. Revise these plant species where found within sight triangles.

**Response: Species have been changed.**

[Traffic Study]

11R. City of Aurora has no comments on this Traffic Memo. Be sure to receive comments from E-470 Highway Authority and address all, if any, comments. Provide written documentation.

**Response: E-470 is providing comments in a separate process for the project on a parallel schedule to this review.**

**12. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)**

[Site Plan Page 1]

12A. This site appears to be within the Accident Potential Zone. Work with Planning to verify there are no UDO zoning restrictions that are in conflict with the proposed fuel tank storage and hazardous material storage.

**Response: The concerns provided by the City of Aurora pertaining to the APZ zone have been addressed through the site design and building placement process.**

12B. It appears this site has an existing fire lane easement, which may need to be revised. Please work with Real Property to ensure the Plat is updated to reflect new easements (fire).

**Response: The existing fire lane easement is to be vacated and a new fire lane easement will be provided for the proposed site. The easements will be provide via separate documents once the Site Plan is approved and easement locations are set.**



- 12C. Provide a stripping and sign package. Please ensure that all signs required by other COA departments are included.

**Response: Signage and Striping sheets have been added to the plan set.**

- 12D. Identify and label the amount of standard and van accessible parking stalls that is required and provided within the data block.

**Response: Per IBC Chapter 11 Section 1106.6, (1) accessible parking space is to be for a van for every (6) required accessible spaces. Information regarding van accessible parking stalls is included in the Parking Summary table. The parking summary table is provided on the signage and striping plan.**

- 12E. Identify and label the IBC Construction Classification within the data block.

**Response: The construction type for the main amenity building is currently VB and is called out on the site data table.**

[Site Plan Page 4]

- 12F. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

**Response: A gate is provided at both ends of the emergency access road. Acknowledged. We will work with the City of Aurora in obtaining a building permit prior to the start of work for the gating systems on the access road.**

- 12G. Please identify the city standard for this road or provide a road section.

**Response: This is a gravel, all-weather emergency access road so we are matching a Local Commercial Alley for road width.**

[Site Plan Page 7]

- 12H. Is this a dead end water main? Please show how this water main is an approved looped water supply. Is this stub intended to make future connections?

**Response: The stub is intended for a future connection to the development to the east and to the north at the future location of E. Yale Avenue.**

- 12I. Relabel the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 6" Fire Line DIP (Private).

**Response: The fire service line has been relabeled as such.**

12J. Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box."

**Response: A Knox box has been added to the plans with a label calling it out.**

12K. Identify the fire riser room/door.

**Response: Fire riser room/door has been called out on the plans**

12L. Identify and label the FDC.

**Response: Fire department connection has been added and labeled on the plans.**

12M. Identify and label the fire service water line that supports the interior fire sprinkler system.

**Response: The Fire Line has been labeled.**

12N. Additional details about the water supply to include pipe material, private or public, etc.

**Response: Additional information has been added to the waterline labels such as pipe material and if it is public or private.**

[Site Plan Page 8]

12O. The fire lane easement does not meet the COA Fire Lane minimum requirements. Please add turning radii to this fire lane easement. Additional fire lane signage is required. Please show fire lane signs.

**Response: The Fire Lane and its respective easements have been labeled on the plans. Radii for the easement has been added to the plans. No Parking Fire Lane signs have been added along the proposed fire lane.**

12P. The turning templates reflect a South Metro Fire Truck. Revise the turning templates to reflect the Aurora Bronto apparatus.

**Response: The turning templates have been revised to show a City for Aurora Fire Truck.**

12Q. Incorporate the highlighted portion into the fire lane easement.

**Response: The Fire lane easement has been extended through the site to connect to the access road.**

12R. Any Gun Club roadway improvements should be identified and labeled.

**Response: There are not any proposed improvement for Gun Club road since this is an emergency only access.**

[Site Plan Page 18]

- 12S. Bollards shall be constructed of steel not less than 4" in diameter and concrete filled, Spaced no more than 4' between posts on center, set not less than 3' deep in concrete footing (15" diameter, top of the posts not less than 3', located not less than 3 feet from the protected object.

**Response: The proposed bollards meet the above requirements:**

**Type 1 (Detail 4), U-shape, is 5" concrete filled rolled steel hollow**

**Type 2 (Detail 5), Vertical, is 6" concrete filled pipe bollard**

- 12T. "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments.

**Response: Signage and striping sheets have been added to the site plan set. Specific sign details and handicap parking stall details will be provided with construction documents.**

**13. Forestry (Becky Lampear / 303-739-7177 / rlampeha@auroragov.org / Comments in purple)**

[Site Plan Page 15]

- 13A. There will be trees impacted by the development. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Please include any trees on the tree mitigation sheet that will be transplanted, include where they will be planted and maintenance to keep these trees alive.

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.civicle.com/cms/One.aspx?portalId=16242704&pageId=16529352>.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that

will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 225", but only 89" would be required for planting back onto the site. The mitigation value is \$9,630.00.

**Response: The chart has been updated and appropriate details have been added to the plan set.**

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Austrian Pine	10	\$648.44		5
2	Austrian Pine	10	\$648.44		5
3	Green Ash	7	\$238.64		3
4	Green Ash	9	\$385.16		4
5	Green Ash	10	\$472.16		4
6	Green Ash	8	\$307.32		3
7	Green Ash	10	\$472.16		4
8	Green Ash	8	\$307.32		3
9	Green Ash	8	\$307.32		3
10	Green Ash	8	\$230.49		2
11	Green Ash	6	\$44.78		1
12	Green Ash	10	\$472.16		4
13	Green Ash	8	\$307.32		3
14	Green Ash	7	\$238.64		3
15	Green Ash	8	\$307.32		3
16	Green Ash	6	\$179.11		2
17	Green Ash	8	\$307.32		3
18	Green Ash	8	\$307.32		3
19	Green Ash	8	\$307.32		3
20	Green Ash	10	\$472.16		4
21	Austrian Pine	10	\$648.44		5
22	Austrian Pine	8	\$415.18		4
23	Austrian Pine	8	\$415.18		4
24	Austrian Pine	8	\$415.18		4
25	Cottonwood	15	\$774.24		6
26	Russian Olive	9	\$0.00	Russian Olive No Mitigation	0
<b>Total</b>		<b>225</b>	<b>\$9,629.17</b>		<b>89</b>

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

**14. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)**

[Site Plan Page 7]

- 14A. Pre-app responses state looped waterline will be required and installed. Please show entire length of watermain extension and second point of connection.

**Response: The waterline has been extended to the proposed point of connection for the future development that will occur to the east and to the north of the site.**

- 14B. Label connection to existing waterline.

**Response: Connection to existing waterline has been called out on the plans.**

- 14C. Label private lift station.

**Response: This project does not have a lift station. Please provide the reference that has this information to the design team.**

- 14D. Existing meter to remain or be removed? Please label.

**Response: Existing irrigation water meter will remain. A label has been added to the utility plan. A new water meter is being added for the building.**

- 14E. Show proposed meter location. Ensure meter is covered by a utility easement.

**Response: Proposed water meter has been added to the plans. A pocket easement has been added to cover the water meter.**

**15. Real Property (Kalan Falbo / 720-338-7419 / kfalbo@auroragov.org / Comments in magenta)**

[Site Plan Page 1]

- 15A. Replace this note with; "All crossings or encroachments into easements and right of way owned by the City of Aurora (City) identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or right-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossing or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and right-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City Facilities located within said easements and right-of-way at any time and in such a manner as it deems necessary or convenient."

**Response: Acknowledged. The note on the cover sheet has been replaced.**

- 15B. SE/4? Typical.

**Response: Project location description has been updated to reflect the southeast corner and not southwest.**

15C. There is a typo in the Legal Description.

**Response: The typo in the Legal Description has been corrected.**

15D. Label calls on Contextual site plan.

**Response: Lot boundary calls have been added to the Site Plan.**

[Site Plan Page 2]

15E. Add a North Arrow and Label Section Line (section 25 & 36).

**Response: North arrow has been added to the sheet. Section line has been called out on the plan**

15F. Add dimensions, bearings and curve data to Lot lines.

**Response: Dimensions, bearings and curve data has been added to the lot lines.**

15G. Show names & locations of any existing (E-470) which are within site and abutting site.

**Response: The existing E-470 tollway improvements to remain have been labeled.**

[Site Plan Page 3]

15H. Show/ Label point of commencement and Point of Beginning of lot boundary.

**Response: Point of commencement and point of beginning has been called out.**

15I. Show & Label all items which encroach into easements or right-of-way.

**Response: No structures are encroaching into the proposed easements.**

15J. Add dimensions, bearings and curve data to Lot lines.

**Response: Dimensions, bearings and curve data has been added to the lot lines.**

15K. Is existing fire lane easement being released? License agreement for building in existing fire lane.

**Response: That is correct. The existing fire lane easement will be released and a new fire lane easement will be dedicated by separate document.**

15L. Is fuel storage encroaching into fire lane. Add distance between storage & Fire lane. (Confirm with fire/life safety)

**Response: The fuel storage does not encroach into the fire lane. Distance label has been added between the fuel storage and edge of the fire lane easement.**

15M. Add: "To be dedicated by separate document"

**Response: Language has been added to the fire lane easement callout.**

[Site Plan Page 4]

15N. Label Gun Club ROW line.

**Response: The ROW for Gun Club road has been labeled.**

15O. Add REC # for City ROW.

**Response: We have asked for Titlework to get the reception number for the Gun Club Road ROW and this will be added to the plans once received.**

15P. Add dimensions, bearings and curve data to Lot lines.

**Response: Dimensions, bearings and curve data has been added to the lot lines.**

15Q. Label Proposed or Existing easements.

**Response: Proposed and existing easement labels have been added to the plans.**

15R. Add Rec # for Gun Club Rd.

**Response: We have asked for Titlework to get the reception number for the Gun Club Road ROW and this will be added to the plans once received.**

[Site Plan Page 6]

15S. Check North Arrow.

**Response: The north arrow orientation has been corrected.**

[Site Plan Page 7]

15T. 20 ' Water easement.

**Response: Easement label has been updated from utility to water.**

15U. Dedicated utility easement for water line? Pocket easement.

**Response: Pocket easement for the Fire hydrant has been called out.**



15V. Fire hydrant in bus parking? Cover with easement.

**Response: Fire hydrant has been relocated outside of the bus parking. A pocket easement has been added to the fire hydrant.**

**16. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)**

16A. Please be aware PSCo owns and operates existing underground electric distribution facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

**Response: The Owner and Design teams will comply.**

16B. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

**Response: The Owner and Contractor teams will comply.**

**17. E-470 Public Highway Authority (Chuck Weiss / 303-537-3420 / cweiss@E-470.com)**

17A. The E-470 Public Highway Authority will provide comments to you directly.

**Response: E-470 is providing comments in a separate process for the project on a parallel schedule to this review.**

**18. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / referrals@arapahoegov.com)**

18A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; However, other Arapahoe County departments and/or divisions may submit comments.

**Response: This comment is understood.**

**END OF RESPONSES**

If you need additional information or have any questions, please contact me at 303.995.7314.

Thank you,

dcb Construction Company, Inc

Erick Gilbert, AIA, NCARB  
Architect Project Manager  
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