

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012



September 18, 2020

Michael Coleman  
River Rock Real Estate Group  
100 Bayview Circle Ste. 2600  
Newport Beach, CA 92660

**Re: Technical Submission Review – Starbucks at Aurora Mall Plaza West – Site Plan & Conditional Use**

**Application Number:** DA-1277-05  
**Case Number:** 1984-6034-18, 1984-6034-19

Dear Mr. Coleman:

Thank you for your technical submission. We reviewed it and attached our comments along with this cover letter. Since a few issues still remain, you will need to make another technical submission. Please revise your previous work based off of these comments and send us a new submission after your Planning Commission. Most importantly, a tree mitigation plan sheet must be included in your next submittal which shows all trees on site and indicates which trees are proposed to be removed during construction. Please work with Rebecca Lamphear in the Forestry Department to ensure your next submittal has all necessary information included.

As with the previous reviews, please include a cover letter specifically responding to each item when you resubmit. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Once you receive approval of your next submittal, and once the Preliminary Drainage is approved and all easement dedications completed, you can proceed with printing mylars and submitting them to the city for recordation. A mylar checklist is attached for you and should be submitted with your mylars.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7112.

Sincerely,

Christopher Johnson, Planner II  
City of Aurora Planning Department

cc: Chad August, MAH Architectural Group  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\SDA\1277-05tech1.rtf



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Remove all AutoCAD shx text items from the Site Plan. This is a repeat comment.
- Include a separate tree mitigation sheet with your next submittal. There will be tree mitigation required (see Item 3)
- Continue working on easement the dedication process as soon as possible (see Item 8)

### PLANNING DEPARTMENT COMMENTS

#### 1. Landscaping Issues (Kelly K. Bish / 303-739-7189 / [Kbish@auroragov.org](mailto:Kbish@auroragov.org) / Comments in bright teal) Sheet L1.0

- 1A. Update the General Notes per the comments provided.
- 1B. Update the table of street and non-street buffers per the comments provided.
- 1C. The last response to the previous review comments indicated that a separate tree mitigation plan/sheet was included, but there does not appear to be one. Please provide the tree mitigation sheet.
- 1D. Correct the discrepancy in the plant quantity as noted.
- 1E. While the change was made to all privet per the last set of review comments, the privet in the drive-thru location will only get between 2'-3' tall, not enough to provide true screening of the cars nor their headlights. In this location, please change the Privet Lodense to Privet Vicary or a variety that will get taller than 2'-3'. Or another taller shrub species such as Burning Bush.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 2. Civil Engineering (Kristin Tanabe / 303-739-7431 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

- 2A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 2B. Please remove all AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.
- 2C. Is there also a curb cut in the indicated location? Please label.

#### 3. Forestry (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

- 3A. When the site plan is resubmitted, **please show and label all existing trees on a separate sheet called Tree Mitigation Plan** and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well.

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. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

Tree mitigation is always above and beyond the Landscape Code requirements. 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 on the landscape plan.



The caliper inches that will be lost are 201.5", but only 71" would be required for planting back onto the site. The mitigation value is \$22,200.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
A	Honeylocust	7	\$239.50		2
B	Green Ash	16	\$0.00	Not to be removed	0
C	Green Ash	14	\$996.56		7
D	Green Ash	14.5	\$1,067.90		7
E	Ponderosa Pine	15	\$1,540.56		8
F	Austrian Pine	14	\$1,270.48		7
G	Ponderosa Pine	16	\$1,752.69		8
H	Austrian Pine	17	\$1,873.08		9
I	Pinon Pine	10	\$703.51		5
J	Crabapple	38	\$12,770.87		19
K	Honeylocust	15	\$0.00	Not to be removed	0
L	Honeylocust	13	\$0.00	Not to be removed	0
M	Honeylocust	12	\$0.00	Not to be removed	0
<b>Total</b>		<b>201.5</b>	<b>\$22,215.15</b>		<b>71</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.

**4. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

4A. Continue working with Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.



## MYLAR CHECKLIST

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012 • 303.739.7420

**Instructions:** The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the bottom of the form before submitting MYLARs to the Planning Case Manager.

- ☐ All required city fees have been paid (verify this with the Planning Case Manager).
- ☐ Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the Planning Case Manager.
- ☐ Drainage plan approved and civil drawings near completion.
- ☐ The effective date on the title work and Certificate of Taxes Due is within 120 days of final city approval of the plan.
- ☐ If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk and Recorder.
- ☐ Digital files, preferably on a compact disc, for the site plan, CSP, subdivision plat, GDP, FDP, etc. have been submitted to the Planning Case Manager. Instructions can be found online:
  - [https://www.auroragov.org/UserFiles/Servers/Server\\_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards\\_11\\_28\\_2016.pdf](https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards_11_28_2016.pdf)
  - Also refer to the **Instructions for Submitting Digital Files for Addressing**.
- ☐ The surveyor, property owner(s), and mortgage company have signed both cover sheets with **black indelible ink**.
  - Please ensure that the signatures, stamps and seals text do not smear
- ☐ The notary has filled in the signature block and applied their indelible stamp in **black indelible ink**.
  - Please ensure that the stamp does not smear
- ☐ The surveyor has applied their stamp and signed their name through the stamp.
  - Please ensure that the stamp does not smear
- ☐ Submit one complete set of signed and notarized MYLARs and one additional signed and notarized cover sheet for each site plan, CSP, GDP, FDP, etc. Subdivision plats require submittal of one set of signed and notarized MYLARs.
  - **Adams County**
    - a. One complete set of signed and notarized MYLARs in 18 inch by 24 inch format
    - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
    - c. For plats one complete set 18 inch by 24 inch
  - **Arapahoe County & Douglas County**
    - a. One complete set of signed and notarized MYLARs in 24 inch by 36 inch format
    - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
    - c. Please note that all MYLARs shall be four millimeters thick, double mat, reverse print/burn, and photo quality
    - d. For plats, one complete set of 24 inch by 36 inch plats

*\*Allow 10 or more business days for Mylar processing*

Project Name: \_\_\_\_\_ DA #: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Note: This form is also available online