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September 10, 2021

Ariana Muca, PLA  
City of Aurora | Planning and Development Services  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**RE: DA-2279-00 – King Soopers Fuel + Wells Fargo Drive-Thru ATM – Conditional Uses and Site Plan – 1<sup>st</sup> Comment Responses**

Dear Ariana,

Please find below our responses to the first review comments for the King Soopers Fuel + Wells Fargo Drive-Thru ATM – Conditional Uses and Site Plan. To facilitate your review, we have included the original comments in standard font and have provided our responses in ***bold and italics***. Please do not hesitate to contact us should you have any questions or concerns relating to the submittal documents or comment responses.

Sincerely,  
**GALLOWAY**

Jessica Greenough  
Civil Project Engineer  
[JessicaGreenough@GallowayUS.com](mailto:JessicaGreenough@GallowayUS.com)



## SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Extensive Tree Mitigation is required for this site and must be identified on plans (Forestry).
- Must complete the application and gain approval from Xcel Energy (See letter attached).
- Please incorporate fire lane min. requirements (Fire and Life Safety).
- Traffic letter has several in regards to data and diagrams used (Traffic).

### RESPONSE:

#### PLANNING DEPARTMENT COMMENTS

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

1A. No neighborhood comment received at this time.

**RESPONSE:** *Noted, thank you.*

##### 2. Completeness and Clarity of the Application

2A. Adjustment must be stated clearly on the cover page. See example:

#### ADJUSTMENTS

MURPHY CREEK PA 9C, 13 AND 14 SITE PLAN WITH ADJUSTMENTS		
MURPHY CREEK GENERAL DEVELOPMENT PLAN Standard	PROPOSED STANDARD	JUSTIFICATION
Sec. 2.2 Architecture Chart – Garage Doors		<ul style="list-style-type: none"> <li>• An adjustment is needed to allow for 35-foot-wide homes on the lots.</li> <li>• A 35-foot-wide homes provide for additional side yard setbacks on the typical 52-foot-wide lot thereby creating more outdoor living space for the residents.</li> <li>• The proposed standard, although .7% greater than permitted, is in compliance with the Aurora Unified Development Ordinance Section 140-4.6-C.9 which states the garage door shall not occupy more than 47% of the total width of the front elevation.</li> <li>• The 35-foot-wide home provides for another home alternative while maintaining quality of design and compliance with the Murphy Creek GDP Architectural Design Standards</li> </ul>
Max. % of garage door width to full width of elevation for two car garages: 45%	45.7% up for to a maximum of 60% of the homes.	

**RESPONSE:** *A table listing proposed adjustments has been added.*

2B. In the Galloway Title block please make sure there is no color.

**RESPONSE:** *This has been updated.*

2C. Data Table needs to be labeled and number of stories add to the table. Planning recommends breaking the data table into required vs provided sections when warranted. See Example:

	REQUIRED	PROVIDED
MIN. FLOOR AREA PER DWELLING UNIT	1,100 SF	VARIES PER MODEL
MIN. LOT SIZE	4,000 SF	5,700 SF
MIN. LOT WIDTH	38 FEET (25' ON CUL-DE-SAC OR CURVED FRONTAGE)	50 FEET
FRONT YARD SETBACK	20 FEET	20 FEET
REAR YARD SETBACK	15 FEET	15 FEET
SIDE YARD SETBACK	5 FEET	5 FEET
CORNER SIDE SETBACK	10 FEET	
BUFFERS	25 FEET S. FLATROCK TRAIL	
	25 FEET S. JEWELL AVENUE	
PERMITTED ENCROACHMENTS	PER THE CITY OF AURORA UDO	

**RESPONSE:** *This has been added.*

### **3. Architectural and Urban Design Issues**

#### *Site Plan*

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3A. The ADA point of travel has a diagonal hatch over it. Is this a proposed specialty pavement? Please add to legend or remove.

***RESPONSE: This hatch has been updated to represent stamped concrete and added to the legend.***

3B. Please add ingress and egress arrows to Fuel Station lot not just the ATM.

***RESPONSE: Ingress and egress arrows have been added.***

3C. Location all proposed monument signage.

***RESPONSE: The monument sign is shown and labeled as Schedule Note #6 (just east of the parking stalls and screen wall). An elevation of the sign is provided as Detail #9 on Sheet 7 – Fuel Center Elevations and dimensions have been added to the site plan.***

3D. Please locate benches and waste receptacles on site.

***RESPONSE: Waste receptacles are shown on the elevations at each fuel dispenser.***

3E. Number 14 in the legend is bike parking. I could not find it on the site plan – please add.

***RESPONSE: The bicycle parking has been shown adjacent to the sidewalk from E. Idaho Place to the site.***

#### *Elevations*

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3F. Add a key map for section cuts.

***RESPONSE: A key map has been added.***

3G. Price signs are not permitted on the fuel canopy. Prices may be shown on monument signs.

***RESPONSE: Price signs have been removed from the canopy.***

#### *Site Details*

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3H. Add monument signage details.

***RESPONSE: Monument signage details are provided as Detail #9 on Sheet 7 – Fuel Center Elevations.***

### **4. Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)

#### *Landscape Plan*

Sheet 4 of 10

4A. Landscape comments will be forwarded to you upon receipt from our Landscape Architect. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the “comment response letter” required.

***RESPONSE: All landscape comments received have been addressed and comment responses provided.***

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

**5. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

***RESPONSE: Understood.***

Site Plan  
2 of 10

5B. Permission from easement holder is required for any work and improvements within the easement.

***RESPONSE: This appears to be a City of Aurora easement for the existing 8" DIP water line in this area. Please advise whether Aurora Water has any concerns with the improvements within the easement and whether written permission is required.***

5C. All permanent bmps require easements. Identify and label easement boundaries. Connection from the public right-of-way to drainage easement is required; identify on plans. Easement shall be able to accommodate future maintenance personnel and vehicle transit. - Typical for all existing/proposed bmps.

***RESPONSE: 5' drainage easements have been shown for the proposed permanent BMPs. The easements connect to the existing 25' ingress egress easement along the shared drive to provide access from the right-of-way.***

5D. Show all appropriate dimensions on site plan; including, but not limited to, drive aisles in the fueling area, setbacks and distances from pumps to curbs, so for.

***RESPONSE: This has been added.***

5E. Site plan shall show connection from streets to building entrance.

***RESPONSE: The ADA path has been updated to show this.***

5F. Show dimension. Provide smooth transition from the proposed to the existing infrastructure; proposed bottle neck transition seems odd.

***RESPONSE: The proposed sidewalk layout has been revised and a dimension added.***

5G. Identify what happens at the end for vegetated swale, is there a curb opening?

***RESPONSE: There is a curb opening.***

5H. Show and label all stop signs at ATM exit.

***RESPONSE: Stop signs have been shown and labeled.***

5I. Is flow coming from the pavement into the landscape area?

**RESPONSE: Yes. Curb openings have been added.**

5J. Upgrades to existing curb ramp may be required to meet current ADA standards.

**RESPONSE: Updates to the ramp at Havana & Idaho have been shown.**

5K. Upgrades to existing curb ramp will be required to meet current ADA standards.

**RESPONSE: This has been updated.**

5L. Label all existing and proposed curb openings.

**RESPONSE: Labels have been added.**

5M. Show and label cross pan.

**RESPONSE: This has been added.**

5N. Consider alignment of ramps at driveway access point. There is an existing cross pan at this access point, how does this affect pedestrian accessibility path crossing the driveway?

**RESPONSE: This ramp is not located on our property.**

5O. Curb ramp details will be required at final civil plans. Detail shown.

**RESPONSE: Noted. Thank you.**

*Grading and Utility*  
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5P. How is this pattern being created? Provide additional information on drainage, label all landscape grades.

**RESPONSE: Additional slope arrows have been provided.**

5Q. Identify cross slope at swales (2% minimum).

**RESPONSE: The swale cross slope has been labeled.**

5R. Show drainage pattern on drive aisles and all surfaces. Provide additional flow arrows to show typical drainage path and conveyance.

**RESPONSE: Additional slope arrows have been provided.**

5S. What happens in this area drainage wise? How is drainage being conveyed to the detention pond?

**RESPONSE: Runoff will exit the proposed grass swale via the curb opening and sheet flow towards the existing gate near the northwest corner of the access drive. From there runoff will flow under the gate to the existing regional pond.**

5T. 2% minimum required.

**RESPONSE: This has been revised.**

5U. Clearly identify slopes on surfaces - reference minimum/maximum slope standards.

**RESPONSE: Additional slopes have been shown.**

5V. Show grades on pavement - (1% max.).

**RESPONSE: Additional pavement slopes have been shown.**

5W. Identify and label slopes at flow line.

**RESPONSE: Slopes at the flow line have been labeled.**

5X. Identify cross slope at swale (2% minimum).

**RESPONSE: The swale cross slope has been labeled.**

5Y. Need detail for this area. Clearly identify how drainage is convey across the ramp.

5Z. Label landscape grades.

**RESPONSE: An enlargement of this ramp has been provided. The swale and ramp design have been revised to remove the sidewalk chase and eliminate the conflict between runoff and the ramp.**

5AA. Show drainage pattern on drive aisles and all surfaces. Provide additional flow arrows to show typical drainage path and conveyance.

**RESPONSE: Additional slope arrows have been provided.**

5BB. Show grade change across proposed driveways - shall be consistent with street grade.

**RESPONSE: Slope arrows have been provided.**

5CC. Label slopes at access points.

**RESPONSE: Slope arrows have been provided.**

*Landscape Plan*

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5DD. All trees shall be minimum 10-feet away from manholes.

**RESPONSE: Trees have been adjusted to meet this requirement.**

*Site Details*

*8 of 10*

5EE. Complete ramp detail will be required at final Civil Plan submittal. Include grade, elevations, curb radii, so for.

**RESPONSE: Understood.**

**6. Traffic Engineering** (Steven Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in amber)

*Cover Sheet*

*1 of 10*

6A. Replace note with below: 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: This has been revised.**

*Site Plan*  
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6B. Show sight triangles per COA STD TE-13.1.

**RESPONSE: Sight triangles have been shown.**

6C. Extend sidewalk and move ped ramp/add ped ramp and crosswalk markings.

**RESPONSE: No revision made. The sidewalk cannot shift west because it will conflict with the proposed water quality swale.**

6D. Based on TIS, vehicles would queue past the ATM exit lanes during the 2030/2040 PM peak hours.

**RESPONSE: It is not anticipated that the queuing in this location will cause issues with the ATM use.**

6E. Show and label all stop signs at exit.

**RESPONSE: Stop signs have been shown and labeled.**

6F. Call out pavement markings.

**RESPONSE: These have been labeled.**

6G. Add do not enter signs.

**RESPONSE: These have been added.**

6H. Is this for pavement marking?

**RESPONSE: Yes, a detail has been added to Sheet 9.**

6I. Label Access type/movements.

**RESPONSE: These have been labeled.**

*Landscape Notes & Details*  
5 of 10

6J. Show sight triangles per COA STD TE-13.1 - Applies to all driveways. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. Replace note: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'.

**RESPONSE: Sight triangles have been shown.**

*Traffic Impact*

6K. Check DRCOG forecasts for developing background traffic volumes. Use most conservative forecast to develop background traffic volumes.

***RESPONSE: A review of DRCOG background growth suggests a 1.4% growth factor per year. Analysis and report have been updated to reflect this growth percentage.***

6L. Update 2023 and 2040 traffic volumes resulting from background traffic volume update and update 2023 and 2040 analyses.

***RESPONSE: The report has been updated.***

6M. See comments throughout report.

***RESPONSE: All comments have been addressed and responded to.***

6N. Label as full movement access.

***RESPONSE: Figure updated to label full movement access.***

6O. SB vehicle queuing is shown to extend through ATM exit lanes.

***RESPONSE: It is not anticipated that southbound queues will cause significant queuing issues at ATMs on East Idaho Place.***

6P. Remove sign if not shown on figure. All figures.

***RESPONSE: This figure key is a Galloway standard for report graphics. Comment is aesthetic and has no bearing on results or conclusions of report. No update to graphic provided.***

6Q. Need to show only one LOS and one lane for these movements.

***RESPONSE: Comment is aesthetic and has no bearing on results or conclusions of report. No update to graphic provided.***

6R. Remove LOS.

***RESPONSE: Comment is aesthetic and has no bearing on results or conclusions of report. No update to graphic provided.***

6S. Remove, no delay for uncontrolled movements.

***RESPONSE: Comment is aesthetic and has no bearing on results or conclusions of report. No update to graphic provided.***

6T. Remove intersection, no queue for uncontrolled movements.

***RESPONSE: Comment is aesthetic and has no bearing on results or conclusions of report. No update to graphic provided.***

6U. What are DRCOG projections? Utilize most conservative.



**RESPONSE: DRCOG provided a more conservative growth estimate of 1.4%. Analysis and report updated to reflect this.**

6V. Growth over 2-years seems low.

**RESPONSE: Growth updated per previous comments. Growth graphic provided to allow for recreation of forecasting.**

6W. Delete graphic.

**RESPONSE: Comment is aesthetic and has no bearing on results or conclusions of report. No update to graphic provided.**

6X. See comments on figure 4-1.

**RESPONSE: Growth updated per previous comments. Growth graphic provided to allow for recreation of forecasting.**

6Y. Update traffic volumes and analyses to reflect comments.

**RESPONSE: Analysis and report updated per previous comments.**

6Z. Update traffic volumes and analyses to reflect comments.

**RESPONSE: Analysis and report updated per previous comments.**

6AA. Need to show only one LOS and one lane for these movements.

**RESPONSE: Comment is aesthetic and has no bearing on results or conclusions of report. No update to graphic provided.**

6BB. Need to show only one LOS and one lane for these movements.

**RESPONSE: Comment is aesthetic and has no bearing on results or conclusions of report. No update to graphic provided.**

6CC. Delete intersection.

**RESPONSE: Comment is aesthetic and has no bearing on results or conclusions of report. No update to graphic provided.**

6DD. Remove arrows and volumes for movements with no volumes.

**RESPONSE: Comment is aesthetic and has no bearing on results or conclusions of report. No update to graphic provided.**

6EE. Need to show only one LOS and one lane for these movements.

**RESPONSE: Comment is aesthetic and has no bearing on results or conclusions of report. No update to graphic provided.**

6FF. Not consistent with HCS summary sheet. Discuss LOS E movements/mitigation.

**RESPONSE: Comment is aesthetic and has no bearing on results or conclusions of report. No update to graphic provided. Analysis updated per growth change. Table consistent with Synchro reports. LOS E on east and westbound through movements is present in existing conditions. No mitigation proposed.**

6GG. Label access movements/type i.e. full movement, RIRO, etc.

**RESPONSE: Site Plan updated.**

6HH. Update year to most current.

**RESPONSE: Note removed from appendix. Delay thresholds are consistent with HCM 6<sup>th</sup> Edition.**

**7. Utilities** (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

*Grading and Utilities Plan*

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7A. Sanitary sewer service lines require a double clean out.

**RESPONSE: A double cleanout has been provided at the building.**

7B. Label location of water quality swales and label private per drainage report. (typical).

**RESPONSE: The water quality swales have been labeled as requested.**

7C. Confirm meter pit is located in the ROW. Please show the easement if located outside ROW.

**RESPONSE: The meter is located outside the ROW so a pocket easement has been shown and labeled.**

7D. Line to be potholed prior to civil plan approval to determine material type and condition is adequate for public maintenance. As built do not show an additional 3/4 water service for this site.

**RESPONSE: Understood. We have included the site sketch provided by the utility locator, which was then paint-marked and surveyed for this project. Please let us know if your records indicate any major discrepancies regarding the existing building's water service.**

7E. Show 8 inch DIP Water main in E Idaho Place.

**RESPONSE: The existing 8" line has been shown.**

7F. A fixture unit table will be required at time of civil plan submittal. If the fixture unit table states a 3/4 inch meter is adequate, this project may use the existing service. If the meter size is different, the existing service should be cut and capped at the main and a new water service shall be installed with the same diameter as the meter.

**RESPONSE: Understood.**

*Landscape Plan*

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7G. Confirm no trees within the meter pit easement. If in ROW, provide 5 ft horizontal clearance from all trees.

**RESPONSE: No trees are located within the easement.**

**8. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

*Site Plan*

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8A. See comment to show accessible route to public way.

**RESPONSE: The accessible route has been shown and added to the legend.**

8B. See comment to provide fire lane signs.

**RESPONSE: Fire lane signs have been shown and labeled.**

8C. See comment to show accessible parking sign.

**RESPONSE: The accessible parking sign has been shown and labeled.**

8D. See comment to revise knox box label.

**RESPONSE: This note has been revised.**

8E. See comment to revise fire lane easement label.

**RESPONSE: The 12.5' fire lane easement is labeled above this comment. There is also a 25' ingress egress easement coincident with the fire lane easement per title work.**

8F. See comment for bollards in accessible isle.

**RESPONSE: The propane exchange cage has been shifted to the location noted in the redlines.**

*Grading and Utility Plan*

3 of 10

8G. See comment for cross slope in the accessible route.

**RESPONSE: This has been revised.**

*Elevations*

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8H. See comment to show knox box.

**RESPONSE: The knox box has been shown on the right (west) elevation.**

*Details*

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8I. See comment for updated fire lane and accessible parking signage.

**RESPONSE: The signage details have been revised as requested.**

**9. Real Property** (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

9A. The only comment is adding: "City of Aurora" in the legal description on the first page of the site plan.

**RESPONSE: This has been revised.**

**10. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

10A. Many trees will be affected by development. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And 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.

**RESPONSE: Understood.**

10B. 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>.

**RESPONSE: Understood.**

10C. 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 233", but only 71" would be required for planting back onto the site. The mitigation value is \$19,00.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Austrian Pine	19	\$1,950.87		8
2	Crab Apple	7	\$390.81		3
3	Crab Apple	4	\$138.11		2
4	Austrian Pine	22	\$2,615.51		9
5	Littleleaf Linden	10	\$510.36		3
6	Austrian Pine	26	\$3,652.99		10
7	Austrian Pine	19	\$975.44		4
8	White Ash	14	\$0.00		0
9	Austrian Pine	26	\$2,739.74		8
10	Austrian Pine	19	\$1,463.16		6
11	Hawthorn	13	\$1,079.96		4
12	Austrian Pine	21	\$1,191.58		4
13	White Ash	10	\$321.93		3
14	Blue Spruce	16	\$1,639.85		6
15	Hawthorn	7	\$322.21		2
<b>Total</b>		<b>233</b>	<b>\$18,992.53</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.

**RESPONSE: A tree mitigation chart has been added to the landscape plan.**

**11. Arapahoe County** (Sarah White / 720-874-6500)

11A. No Comments

**RESPONSE: Noted, thank you.**

**12. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

12A. See below for comments.

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **King Soopers Fuel + Wells Fargo Drive-Thru ATM**. Please be aware PSCo owns and operates existing natural gas and 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 via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect), or modification to existing facilities including relocation and/or removal. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

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: Understood, we have been working directly with our assigned Xcel Energy representative on the new services requested and required easements.***



# Underground Consulting Solutions

Private/Engineering Facility Location Sketch

P  
E  
H/O

Work Address AVRORA, HAVANNA & IDAHO

Contractor/Name GALLOWAY

Billing Address ON FILE

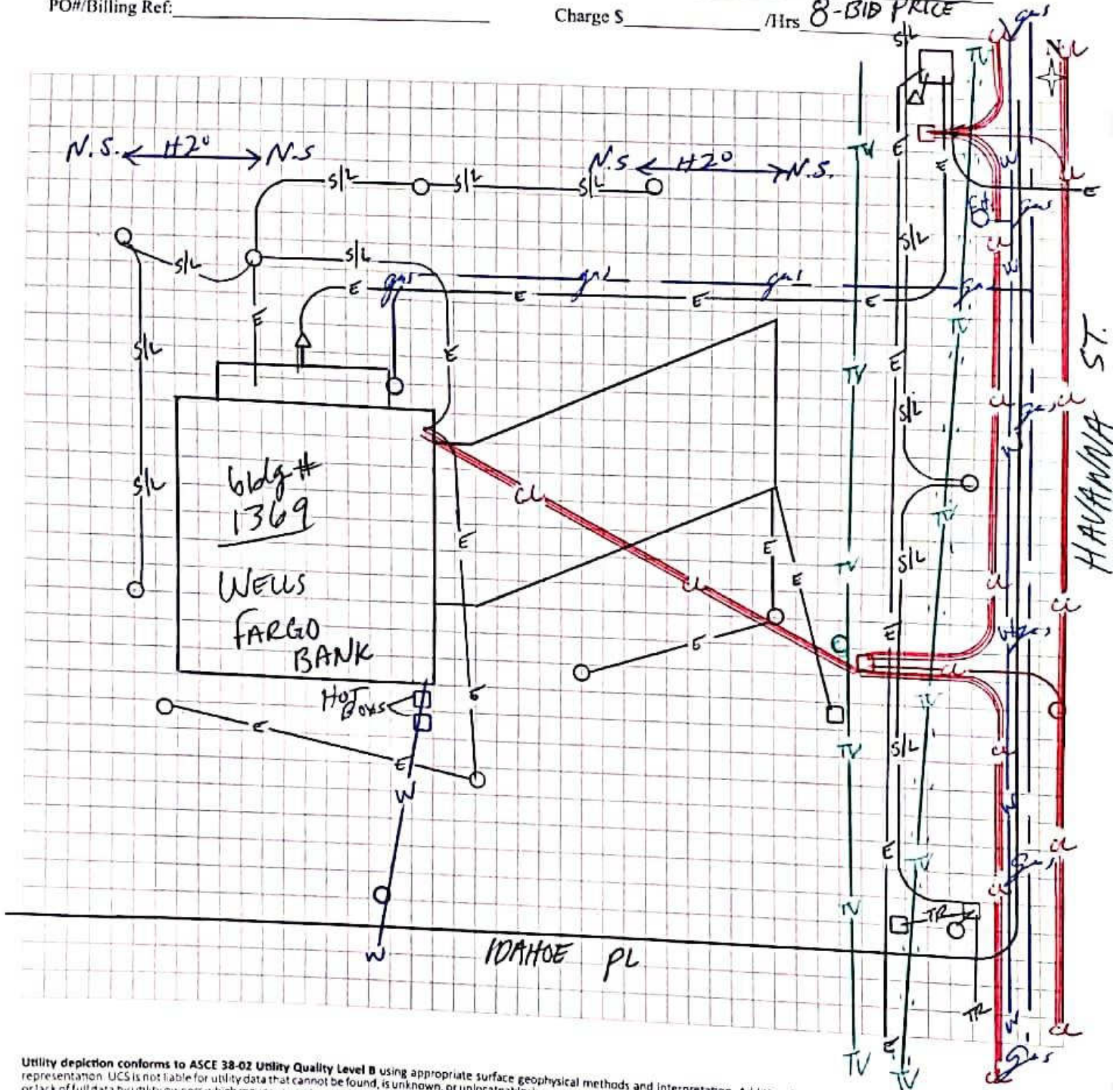
PO#/Billing Ref: \_\_\_\_\_

Contact Name NATE VANRAEMDONCK

Contact Phone # 720-365-393

Date 12-18-20

Charge \$ \_\_\_\_\_ /Hrs 8-BID PRICE



Utility depiction conforms to ASCE 38-02 Utility Quality Level B using appropriate surface geophysical methods and interpretation. UCS is not liable for utility data that cannot be found, is unknown, or unlocateable; improper or unregulated underground utility construction practices which hinder search techniques, or lack of full data by utility owners which may cause an incomplete representation.

**Receipt of Utility Locating Depiction**  
 I understand that this locate is being performed by electronic devices and that there are no guarantees, written or implied. The aforementioned company and any clients or affiliates shall indemnify and hold UCS, its clients, agents, employees, all persons hereunder harmless from and against any and all claims of any nature resulting from the performance of the work or accuracy of the locate itself. Acceptance/usage of this sketch without signature will constitute agreement of such terms.

UCS

X