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September 22, 2021

Daunte Rushton – Project Manager
Planning and Development Services
City of Aurora
15151 E. Alameda Parkway, 5th Floor
Aurora, CO 80012

RE: Initial Review Letter – King Soopers Fuel – Arapahoe Crossing (#1551601)/Pre-Application Meeting held June 24, 2021 – Pre-Application Comment Response

Dear Mr. Rushton:

Please find below our responses to the Pre-Application comments for the King Soopers Fuel – Arapahoe Crossing Site Plan proposal. To facilitate your review, we have included the original comments in italicized font and have provided our responses in ***bold and italics***.



Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The purpose of the MU-C zone district is to provide retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods, those traveling on adjacent collector and arterial corridors, and to allow for higher intensity general business and service activities. The district should be located and designed to allow for access by pedestrians, bicyclists, and public transportation in addition to automobiles. In Subarea A, the MU-C district is intended to promote sustainable infill redevelopment of older commercial sites, while mitigating the impacts of redevelopment on surrounding areas.

RESPONSE: Noted, thank you.

1B. Placetype

The site is located within the Commercial Hub Placetype of the Aurora Places Comprehensive Plan. Commercial Hubs are critical to the future economic and fiscal health of the city. This placetype primarily contains uses that provide goods and services to nearby Established and Emerging Neighborhoods but can also serve other placetypes in the area. The placetype is characterized by shopping centers and areas that provide a cluster of compatible businesses. It may be located along the city's corridors, often at the intersection of two arterial streets. The Commercial Hub's primary uses are retail, commercial service, and restaurant; therefore, the proposed fueling station is compatible with the placetype designation.

RESPONSE: Noted, thank you.

1C. Master Plan

The property is within the Arapahoe Crossings General Development Plan (GDP) (equivalent to a Master Plan). Within the document it states that Automotive Service Uses are permitted. However, it goes on to state: Automotive Related Uses shall have a restriction of not more than two pad sites shall be utilized for these uses, these uses shall be limited to the northern portion of the site. Planning staff has determined that the proposed use of a fueling station used in conjunction with the existing King Soopers grocery store is considered an accessory use and does not fall under the above regulation. Refer to the Master Plan to ensure any regulation that goes above and or beyond the UDO is incorporated in the Site Plan submittal as the project will have to comply with Master Plan standards.

RESPONSE: Noted, thank you.

2. Land Use

2A. Historic Land Use

The property currently has an existing retail/commercial building located on site. This building will be demolished for construction of the new fueling station.

RESPONSE: Noted, thank you.

2B. Conditional Use

The proposed use is subject to Conditional Use approval for a fueling station, 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. An Operations Plan must include hours of operation, number of employees, and must address whether there are any potential external impacts to adjacent pad sites.

RESPONSE: Please reference the Letter of Introduction included in this submittal for a detailed response to the Criteria of Approval for the Conditional Use Permit request.

3. Development Standards

3A. Dimensional Standards

Section 3.3.5.OO.9.a requires the fueling canopy to be set back behind a building. Since only a small kiosk is proposed, this kiosk should front and be located close to Parker Road. Each primary structure shall be arranged so that the primary façade entry orients towards and provides direct pedestrian access to a street, plaza or pedestrian way. Buildings shall be designed to be “double-fronted”, where one entrance faces the parking lot and another faces S Parker Road. Please see the elevations and site plan example below from a similar King Soopers fueling station proposal at The Point at Nine Mile. A low screen wall and a substantial landscape buffer between the canopy and both streets would be expected in order to screen the fueling canopy and associated traffic from the street and to minimize headlight glare onto the street.

RESPONSE: The site has been oriented to locate the kiosk as close to Parker Road as practicable. A retaining wall with fence screening and landscape buffer are proposed along Parker Road.

3B. Common Space and Amenities

The incorporation of on-site amenities is required for all commercial developments and considered an important mitigation tool for the Conditional Use. Typically, this condition is met with an outdoor seating area or patio adjacent to the building. This space, if provided, shall be connected to any pedestrian walkways throughout the site and have access to sidewalks within the right-of-way.

RESPONSE: The proposed attendant kiosk is not a customer accessible building so an outdoor seating area has not been provided.

3C. Access and Connectivity

Safe, well-connected pedestrian networks must be included in the site design. The site design will have to balance the need for vehicle circulation and higher traffic volumes associated with a fueling station. Please include internal pedestrian connectivity between the fueling stations and the kiosk station. Pedestrian networks should be physically separated from vehicle traffic via grade changes, decorative pavement, landscaping, walls, or other design features, and should connect the building to the parking areas, adjacent sites, and to the public way. The submittal should address the circulation plan and

operations plan associated with delivery times on the site and access to the internal road to the east.

The landscaping delineation of the internal drive needs to either be maintained or enhanced. Landscaping and trees in these islands should be retained or restored.

RESPONSE: The entire canopy slab was graded to meet ADA requirements and as such paths from each dispenser to the kiosk are ADA accessible. An ADA accessible pedestrian path is provided from the meandering trail north of the site to the kiosk and from the proposed parking area to the kiosk. These paths are delineated with stamped, colored concrete. A truck circulation plan with anticipated delivery times has been included with this submittal. The landscaping delineation of the internal drive has been maintained and enhanced to the extent practicable while still maintaining the new access point locations. Existing trees in this area are noted to remain.

3D. Parking, Loading, and Stacking

Off-street parking is required by the Arapahoe Crossings GDP. It states in no event shall the total parking ratio be less than 5.0 spaces per 1,000 square feet of Gross Floor Area as defined by the city. Since this is a unique fueling station with a kiosk the square footage would only be for that building. A shared parking agreement would also be acceptable. Accessible spaces per the UDO will be required on site and not part of the shared parking agreement. Bicycle spaces must comply with Section 146-4.6.3.F.2 including providing a design that includes 2 points of contact with each bicycle. Each inverted “U” rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location.

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: The proposed kiosk is 245 SF GFA, so two parking spaces are required. Two standard and one van accessible ADA space have been provided. An inverted “U” bike rack has been provided adjacent to the pedestrian connection to the existing meandering trail for convenience. This location is also in full view of the kiosk attendant to deter theft.

3E. Landscape, Water Conservation, Stormwater Management

Based upon the preliminary site concept, staff would not be in support of removing the parking lot island and landscaping currently separating the proposed fueling area from the internal drive. This is where the gas trucks would be delivering fuel. The internal drive is heavily traveled, and a landscaped median is necessary to help define the entrance to the fuel pumps and provide a separation of vehicular traffic. Please redesign the circulation so that the landscape island is preserved.

RESPONSE: Understood, the landscaping delineation of the internal drive has been maintained and enhanced to the extent practicable while still maintaining the new access point locations. Existing trees in this area are noted to remain.

3F. Building Design Standards

Because there is only a small employee kiosk planned for the site and no main building to be utilized by customers like a typical convenience store, the fueling canopy and kiosk will be reviewed for general architectural requirements detailed in Section 146-4.8.6 and 146-4.8.7 such as masonry standards and other applicable standards regarding materials and colors. The fueling canopy design should match that of the kiosk. The design should utilize incentive features as set forth in the Motor Vehicle Fuel Dispensing Station guidelines (Section 146-3.5.OO.9) The kiosk should have four-sided design, which can include changes in material and/or colors.

RESPONSE: The kiosk has been designed with four-sided architectural treatment. Reference the elevations for details.

3G. 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.

RESPONSE: A photometric plan is included in the Site Plan set.

3H. 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 sign locations are reflected on the elevation sheet and site plan sheet.

4. 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: No adjustments are requested at this time.

5. Submittal Reminders

5A. 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 CAD package will be provided prior to final mylar submission.

5B. 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: All AutoCAD SHX text items have been turned off in each pdf. In addition, all PDFs have been flattened and layers removed.

5C. Mineral Rights Notification

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

RESPONSE: The Mineral Rights Affidavit is included in this submittal.

Pre-Submittal Meeting:

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

RESPONSE: Thank you, we have contacted our Case Manager to schedule a pre-submittal meeting.

Please note that a separate pre-submittal meeting is required with Real Property for the Subdivision Plat prior to application submittal. Please contact Real Property directly to schedule this meeting.

RESPONSE: A Subdivision Plat is not proposed.

Community Participation:

Please work proactively with registered neighborhood organizations and adjacent property owners. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department.

RESPONSE: Galloway will work with the RNOs and adjacent property owners, as needed.

Neighborhood Services Liaison:

- Scott Campbell is the neighborhood liaison for the project. He has put together a report attached to these notes listing the registered neighborhood organizations within one-mile of your proposed project and can assist in scheduling and facilitating meetings with community members. Please work with the organizations that express interest in your project to address comments and mitigate concerns.

- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings.
- Additional information about the Neighborhood Liaison Program can be found on the Housing and Community Services page of the city website.

RESPONSE: Galloway will work with the RNOs and adjacent property owners, as needed.

Oil and Gas Development

We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site.

There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information.

RESPONSE: Noted, thank you.

Parks, Recreation & Open Space Department (PROS)

Forestry Division

There are many trees on this site that will be impacted by development and demolition of the existing building. As a result, the tree mitigation could be substantial.

Tree Mitigation Requirements:

Trees on site that are 4" or greater in caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to the regular landscape requirements. For example, if a 10" tree is removed, 10 caliper inches must be replaced back onto the site. The use of tree equivalents is not acceptable for tree mitigation.

RESPONSE: Thank you. We will work to preserve trees where feasible and work with the City on mitigation efforts where required.

Forestry's Role in Site Plan Review:

When the site plan is submitted, 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. Forestry Division staff will conduct

a tree assessment after the initial submittal, which includes species, size, condition, and location factors. If there is interest in determining mitigation requirements before your submittal, you can hire a consulting arborist, the list is below for your review. Forestry would require a meeting with the arborist selected to make sure that we agree on the appraisal and have discussion regarding the number of inches required for replacement back onto the site.

Name	Company	Address	Phone
David Merriman	Arbor Scape	5044 S. Youngfield Court Morrison, CO 80465	303-795-2381
Keith Worley	Forestree Development, LLC	7377 Osage Rd, Larkspur, CO 80118	303.681.2492
Robert Brudenell	The Natural Way, Inc.	1952 W Dartmouth Ave Englewood, CO 80110	303.347.0988
Scott Grimes	Colorado Tree Consultants	coloradotreeconsultants@yahoo.com	303-720-8170
Stefan Ringgenber	Boulder Tree and Landscape Consulting	7289 Petursdale Court Boulder, CO 80301	303.530.0640
Steve Geist	SavATree	8585 E Warren Ave, Denver, CO 80231	303.306.3144

- Once the tree assessment is complete, a spreadsheet will be provided showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site. If a Consulting Arborist is hired, this information will be supplied by them. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan.
- Civil and SWMP plans will not be approved by Aurora Forestry until tree mitigation has been approved through the Site Plan Process.
- 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://www.auroragov.org/cms/one.aspx?pagelId=16394080>

RESPONSE: We will work with Forestry Staff on tree preservation and mitigation efforts as required.

Ash Trees Prohibited:

Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this new requirement.

RESPONSE: Noted, thank you.

Aurora Water

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

- Erosion control plans are required.

RESPONSE: Noted, thank you. Erosion control plans will be provided at Civil Submittal.

- Show all existing wet utilities in site plan

RESPONSE: All utilities have been shown.

- Backflow preventers required on all water services, irrigation lines, and fire suppression lines

RESPONSE: Noted, thank you.

- Water quality and detention required
 - Aurora Water and Public Works have record of an underground storage facility at this site. A condition assessment is recommended to determine state of infrastructure. Contact Nina to obtain the drawings (970182).

RESPONSE: Understood, the existing underground detention system will be relocated with this project.

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

RESPONSE: Noted, thank you. We anticipate a ¾" domestic service for this site.

- Fixture unit table required at civil plan review

RESPONSE: Noted, thank you.

- Site is subject to irrigation fees

RESPONSE: Understood.

- There is an existing 36" storm drain running in middle of site

RESPONSE: Understood, the existing storm drain and underground detention system will be relocated with this project.

Utility Services Available:

- Water service may be provided from the 8" DIP northeast of the site.

RESPONSE: Noted, thank you.

- Sanitary sewer service may be provided from the 8" PVC northeast of the site.

RESPONSE: Noted, thank you.

- Project is located on the following Map Page: 24J

RESPONSE: Noted, thank you.

Utility Service Requirements:

A Site Plan is required for this project and must show existing and proposed utilities including:

- Public/Private Mains
- Service Lines
- Water Meters
- Fire Suppression Lines
- Fire Hydrants necessary to service your development
- All utility connections in the arterial roadway are required to be bores.

RESPONSE: All requested items have been shown on the Site Plan.

General utility design criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual).

RESPONSE: Noted, thank you.

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.
- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules.
- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

RESPONSE: Noted, thank you.

Public Works Department

Traffic Engineering will receive a referral of the Site Plan, Subdivision Plat, and Civils for review and comment.

Key Issues:

A Traffic Letter will be required by the City of Aurora for this development. See below for additional information.

RESPONSE: A traffic letter has been provided.

- Standard vehicle access to this site needs to be 2 distinct access points (typical width is between 20' & 30'). Work with Traffic Engineering on adjusting the large vehicle fueling path so that a vertical delineator may be added. Additional striping may help to define the 2 distinct access points once the vertical element is added, but striping is not sufficient as a sole access limiting measure.

RESPONSE: A landscape island has been added to create two distinct access points.

- Parker Road is a state highway. Approval and access permits will need to be obtained from the Colorado Department of Transportation (CDOT). CDOT is a referral agency for Site Plan submissions to the City, if they request a full Traffic Impact Study for this development, then City Traffic Engineering supports their needs. Please contact Marilyn Cross at CDOT, phone number 303.512.4266.

RESPONSE: Understood.

Construction should only occur after obtaining the State Highway Access permits and the Notice to Proceed from CDOT. State Highway Access permitting is a two-step process. First obtaining the access permit and then obtaining the Notice to Proceed with the construction documents, Certificate of Insurance, and Traffic Control Plan. Having approval from Aurora for construction of the store did not mean you had approval for construction of the accesses in the State Highway right-of-way.

RESPONSE: Understood.

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

RESPONSE: Access points have been shown.

- Label the access movements on the Site Plan.

RESPONSE: The access movements have been labeled.

- 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.

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: Understood.

- 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 not 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: New stop signs have been proposed at the access points. The requested note has been added.

- A full Traffic Impact Study will not be required. The applicant shall prepare a detailed letter to address the following items. The letter shall be signed and stamped by a professional engineer licensed in the State of Colorado, and address:
 - Trip Generation from the site.
 - Site Circulation Plan (standard vehicle, fueling truck and pedestrian)

RESPONSE: Understood, a Trip Generation Letter has been provided.

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

- The Traffic Letter shall also be uploaded with the rest of the submittal.
- Previously approved Traffic Impact Studies/Letters are available through this link.

RESPONSE: Noted, thank you.

- Based on our review of the Traffic Letter, additional improvements may be required.

RESPONSE: Understood.

Engineering Division

The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- Public improvements for this development include updating the curb ramps on the sidewalk adjacent to the north side of the site.

RESPONSE: New ramps have been shown at this location.

- A preliminary drainage letter shall be submitted with the site plan. The letter shall confirm that detention and water quality/EURV has been provided. If there are

existing facilities with no Inspection and Maintenance Plan (I&M) a new I&M may be required.

RESPONSE: A preliminary drainage letter has been provided.

- It is requested that the applicant coordinate with The Colorado Department of Transportation (CDOT) to improve the drainage conditions north of the site at the sidewalk on Parker Road. It is preferred that the concentrated flows are either conveyed to the street via a sidewalk chase, or an inlet installed prior to the sidewalk to convey flows to the existing inlet in Parker Road.

RESPONSE: Understood.

- Previously approved plans and reports can be found on the City's website. Instructions can be found here: [Getting to Engineering Documents Online](#). Older documents can be provided upon request.

RESPONSE: Noted, thank you.

Improvements:

- Sections and details referenced in the Improvements section refer to the City's Roadway Design and Construction Specifications (Roadway Manual).

RESPONSE: Noted, thank you.

- Curb ramps must be shown (located) on the plans at all curb returns and any other location of public necessity. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps.

RESPONSE: Curb ramps have been provided where necessary.

- Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required, and the curb return radii shall be labeled on the plan.

RESPONSE: Noted, thank you.

- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.

RESPONSE: Noted, thank you.

- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.

RESPONSE: Retaining wall details have been included on the elevations (sheet 7).

- The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.

RESPONSE: Noted, thank you.

ROW/Easements/Plat:

Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.

- Sidewalk easements may be required for new sidewalk installed.
- A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
- Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
- Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

RESPONSE: Noted. A plat will not be prepared.

Drainage:

Drainage design standards can be found in the City's "Storm Drainage Design and Technical Criteria".

- A preliminary drainage letter may be submitted in lieu of a preliminary drainage study. It should state the approved drainage patterns will not be altered and address any changes in imperviousness from the approved drainage study covering this development. The letter shall include calculations for onsite improvements, compare peak flows to the previously approved report, and include any relevant sheets from said report. A drainage plan sized no larger than 11" x 17", shall be included, as well as a comparison of the proposed drainage plan to the previously approved plan, with the proposed area highlighted. Additional information may be requested from the reviewing engineer to ensure adequate analysis. It will need to be signed and stamped by a Professional Engineer licensed in the State of Colorado. The letter shall be submitted to Engineering at the time of the Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the letter. The site plan will not be approved until the preliminary drainage letter is approved.

RESPONSE: A preliminary drainage letter addressing these items has been provided.

- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.

RESPONSE: Understood.

- A public storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it.

RESPONSE: The existing storm system has been surveyed.

- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.

RESPONSE: Proposed storm sewer has been shown and noted on the utility plan.

- Storm sewer system does not extend to this site.
 - Extend storm sewer to this site; or
 - Discharge onto the street through a chase; or
 - Discharge onto the adjacent property in accordance with the approved master drainage study/preliminary drainage study for this development.

RESPONSE: As noted above storm sewer extends to and through this site.

- Special storm drainage facilities for this site:

RESPONSE: Noted.

- This site is located within the Cherry Creek Reservoir drainage basin and storm drainage water quality enhancement facilities are required as part of this site development. These are land intensive facilities and should be incorporated into the landscaping area of your site or some other public use facility on your site.

RESPONSE: The existing regional detention facility located on the site makes use of hydrodynamic separators to satisfy the water quality requirement. The overall design of this system will be maintained and the system will be relocated out of the fuel canopy footprint.

Fire/Life Safety Comments - Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Addressing Requirements:

All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.

RESPONSE: Noted, thank you.

Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015 International

Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015 International Codes please utilize the following hyperlink; ICC Codes Online.

- The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2017 NEC. Our next code adoption cycle will be for the 2021 International Code Series.
- Show any new lot lines and distance to proposed exterior walls on the site plan.

RESPONSE: Noted, thank you.

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- Handicap Accessible Parking Signs
- Sign Package
- Signature Block

RESPONSE: The items listed shall be included in the Civil Plan package.

Emergency Responder Radio Coverage:

The 2015 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

- Based on the size of the proposed structure(s), Fire/Life Safety is not asking for a radio assessment unless the site is reconfigured to utilize larger structures at time of submittal.

RESPONSE: Noted, thank you.

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2015 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

- Based on the proximity of the structure to existing fire hydrants, Fire/Life Safety is not asking for additional fire hydrants to support this site. Please show and label existing fire hydrants abutting this site on the site plan submitted to the Planning Department and Civil Plans submitted to Public Works.

RESPONSE: Noted, thank you. Existing hydrants have been shown and labeled.

Accessibility Requirements:

The City of Aurora reviews accessibility requirements based on 2015 IBC, Chapter 11, the 2009 ICC/ANSI A117.1.

- Commercial

RESPONSE: Noted, thank you.

Knox Hardware:

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire

code official is authorized to require a key box to be installed in an accessible location.

RESPONSE: Noted, thank you.

Legend:

The cover sheet must include a “Site Plan Legend” reflecting both existing and/or proposed site elements that are existing or proposed within site.

RESPONSE: A site legend has been included for clarity.

Motor Fuel Dispensing Sites:

Automotive motor fuel-dispensing facilities, marine motor fuel-dispensing facilities, fleet vehicle motor fuel-dispensing facilities, aircraft motor-vehicle fuel-dispensing facilities and repair garages must reflect the specific elements within the site plan submittal.

- Show and label locations of underground fuel storage tanks with gallon size and type of fuel being stored.
- Per the City and Zoning Code, Fire Prevention, Section 66-33 – Motor Fuel Dispensing sites have certain restrictions when within 500’ of IBC group E, R-4 and I occupancies such as; daycares, assisted living, group homes and medical facilities. Please note, on a cursory review of businesses within the surrounding area it appears that there are not any of these occupancies within 500’ of this site. This comment is simply an observation and is not to be intended to remove your requirement to field verify that if these occupancies exist within the stated proximity to your fueling station.

RESPONSE: Underground fuel storage tanks have been shown and labeled.

Site Plan, Civil Plan, Framework and General Development Plan, and Plat Notes:

The notes being provided below must be included on the cover sheet of the indicated submittal type.

- (Plat Note) If Plat Contains Fire Lane Easement
- (Site Plan Note) Accessibility Note for Commercial Projects
- (Site Plan Note) Addressing
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs

RESPONSE: The requested notes have been included on the cover sheet.

Site Plan Data Block:

The site plan must include a “Data Block” on the cover sheet that reflects all items indicated within the “link” that apply to your project.

RESPONSE: A Data Block has been included on the cover sheet.

Special Design Considerations:

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- Abutting Fire Lane or Public Access Easement to Property
 - If an existing fire lane or public street has to be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.
- Access to within 150 feet of Each Structure
- Fire Apparatus Access Road Specifications
 - If an existing fire lane or public roadway has to be removed or relocated for any reason, the portion replaced must be in compliance with the current specifications of the Public Works Department.
- Combined Fire Lane, Public Access and Utility Easements
- Construction of Fire Lane Easements and Emergency Access Easement
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- No Parking is allowed within a Fire Lane Easement
- Public Street Systems Adjacent to Site
- Speed Bumps
- Snow Removal Storage Areas
- Width and Turning Radius

RESPONSE: The existing information has been shown as requested. The existing fire lane easement in the private access drive on the east side of the site will be maintained and utilized for emergency vehicle access.

Trash Enclosure:

Per the 2015 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.

RESPONSE: A masonry trash enclosure has been shown at the northeast corner of the site to comply with this requirement.

Real Property Division

The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.

Site Plans:

A Site Plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Real Property Subdivision Plat Checklist.

RESPONSE: Noted, thank you.

Separate Documents:

- A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the city, signed by the property owner as well as the appropriate city officials and recorded with the county.

RESPONSE: Noted, thank you.

- During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. Following are the links to additional information if needed later in your formal review process:
 - Dedications Packet
 - Easement Release
 - License Agreement Packet

RESPONSE: Noted, thank you.

- If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Real Property, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

RESPONSE: Noted, thank you.

- The developer may need to dedicate new easements and/or street right-of-way on the site. Since a new subdivision plat is not required, these dedications must be done by separate legal document. These legal documents must be prepared using Real Property specifications which are found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about 4-6 weeks to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

RESPONSE: Noted, thank you.

- You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.). If allowed, these types of encroachments require a License Agreement. Requirements can be found in the License Agreement Packet. It takes 8-10 weeks to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.

RESPONSE: Noted, thank you.

- If a requirement for new street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact Leslie Gaylord at 303.739.7901 for additional details and contact information.

RESPONSE: Noted, thank you.