

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



May 6, 2021

Derek Thompson
Apple Valley Dental
261 Douglas Lane
Wapato, WA 98951

Re: Second Submission Review – Apple Valley Dental – Site Plan
Application Number: **DA-2176-01**
Case Numbers: **2020-6047-00**

Dear Mr. Thompson:

Thank you for your second submission, which we started to process on April 19th, 2020. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Monday, May 24, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. 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.

Your administrative decision date is still tentatively on hold, until I receive confirmation that you will or will not be moving forward with an adjustment request. As outlined in the comments below, an adjustment request would go before the Planning Commission and remove the project from an Administrative Decision. Please contact me at your convenience to confirm the request and proceed with scheduling, or rescheduling, as applicable.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Planner II
City of Aurora Planning Department

cc: Keith Zahller, Lee Architects, 2525 S Wadsworth Blvd., Denver, CO 80227
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\2176-01rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

Planning Department

- It appears an adjustment will be necessary from the landscape requirements within the UDO (see Item 4F). Adjustments must go before the Planning and Zoning Commission for approval. Please confirm that you will be proceeding with the adjustment request so that staff can schedule the hearing accordingly.
- Please make sure to include an applicant response letter and combined set of plans with your next submittal.
Response: Yes, the we are asking for an adjustment for the encroachment of the stair and ramp per Section 146-4.7.5 D.5.

Civil Engineering

- Street lights required on adjacent streets will be required with this development. (see Item 5Q and 5R)
- An access easement is required through the site from the drainage easement to public right of way for maintenance access. (see Item 5N)
Access easement revised to provide access to bottom of pond.

Real Property

- This site is not platted, and a subdivision application has still not been received. Submit a Subdivision plat for review to prevent future delays in the review and approval process. Dedicate the easements needed on the proposed plat. (Items 9E, 9I, and 9L)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. The initial submittal received three public/community comments. No applicant response letter was included in this submittal, so staff is unsure of the applicant's response. Please include a response in your next submittal. Specially, please provide a response to the requests of the VENA board questions, and if you have had any follow-up discussion or made changes to the proposal accordingly.
See responses at the end of this letter.

2. Cover Sheet / Application Details

- 2A. It appears an adjustment will be necessary from the landscape requirements within the UDO. Adjustments must go before the Planning and Zoning Commission for approval. Please confirm that you will be proceeding with the adjustment request so that staff can adjust the approval process accordingly.

Yes we will be proceeding with the adjustment request.

- 2B. Please review the project site data table for accuracy. Some of the details do not appear correct, and may need revision. Refer to redlined document for specific issues.

Project site data has been updated and now accurate.

3. Parking Issues

- 3A. Please double-check the parking count listed in the cover sheet and on the site plan. Are you not considering the "passenger loading space" as a parking stall? Please clarify.

Parking count has been updated to include the passenger loading space.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal) **Sheet 5 of 10 / Landscape Plan**

- 4A. Only show the sight distance triangles as a dashed line. Turn off the interior hatching.

Response: The sight distance triangles are updated per the comment

- 4B. There appears to be a plant label missing for some of the trees along the northern border/property line.

Response: The missing label has been added

- 4C. Fifty percent of the trees along the northern property line are supposed to be evergreen according to code.

Response: I replaced (6) ornamental deciduous trees with a smaller pine species.

- 4D. Show the property line as a traditional line type a long dash and two short dashes.

Response: The line has been updated per the comment

4E. One of the plants in the curbside landscape does not appear in the plant schedule.

Response: Thank you for catching this. I updated the call-out abbreviation that corresponds to the legend.

Sheet 5 of 10 / Landscape Notes

4F. Add the adjustment request to both the landscape plan and cover sheet.

Response: The adjustment has been added to both locations.

4G. Update the tables as noted.

Response: The tables have been updated per the redlines

Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

4H. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file. (Repeat Comment from 1st Submittal)

Noted. A .dwg file shall be provided.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1 of 10 / Cover Sheet

5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Comment Noted.

5B. Please combine the site plan documents into a single pdf.

Comment Noted.

Sheet 2 of 10 / Site Plan

5C. All concrete walls require structural calculations to be submitted with the first civil plan submittal.

Comment Noted.

5D. Add "With Railing"

Noted added to site plan.

5E. Show/label maintenance access

Maintenance access shown & labeled.

Sheet 3 of 10 / Grading Plan

5F. Label slope of swale. Min 2% slope or provide concrete pan abel slopes. Min 1% slope for asphalt, 0.5% for concrete pavement, 2% for all non-paved areas

Slope called out. Pan added in bottom.

5G. Sidewalk adjacent to 3:1 slope requires railing.

Railing added.

5H. Advisory note: City of Aurora ID will be required for the benchmark on the civil plans

Benchmark revised.

5I. Dimension the distance between the railing and top of wall. 3' max distance.

Dimension added (1.5').

5J. Show the limits of the sidewalk easement and ROW in this section.

ROW and sidewalk easement added.

5K. Max 2% slope in ANY direction is required for ADA spaces.

Yes. We comply.

5L. This was listed as guardrail in the site plan. That is fine for vehicles, but fall protection is required for the area behind the wall to be maintained.

It is a railing.

5M. Show/label maintenance access. A drivable all-weather surface is required to the bottom of the pond and the top of the outlet structure.

A driveable maintenance access has been added to the bottom of the pond.

5N. License agreement required for private storm sewer in public right of way.

Comment noted.

Sheet 4 of 10 / Utility Plan

5O. Add a note that street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal.

Note added. Ref: note #2 on right side of sheet.

5P. A license agreement is required for the private pipe in public right of way.

Comment noted

Sheet 9 of 10 / Site Photometric

5Q. Street lights required to be installed with this development and are not future.

Notes indicating future lighting have been removed.

5R. Add a note that street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal.

Note added.

5S. Street lights in public right of way will be owned and maintained by the City of Aurora and must meet COA standards. Please refer to the draft lighting standards for nomenclature, fixture and lighting

requirements.

Spec has been added.

Sheet 10 of 10 / Lighting Details

5T. Include required city light fixture. Refer to draft lighting standards.

Detail has been added.

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

Traffic Letter

6A. Provide updated site plan that does not show crossing to the south.

Site plan has been updated.

6B. Provide seal and signature with the letter.

Stamp and seal are now included.

Sheet 2 of 10 / Site Plan

6C. Reduce striped out stall width to 7' or reduce width of southernmost parking stall. increase ADA parking stall width to 9'.

Adjustment has been made

6D. Add label "Full Movement Access"

Note has been added.

Sheet 5 of 10 / Landscape Plan

6E. LYC does not meet the height restrictions within the sight distance triangle and should be changed.

Response: The plant has been changed to a perennial reaching 12" tall



7. Fire / Life Safety (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / Comments in blue)

Sheet 2 of 10 / Site Plan (repeat comments from first review, contact me if additional details are desired)

7A. Provide a detail, to include elevation changes, for the accessible parking stall, access aisle & loading to verify 2015-IBC accessible compliance. (Repeat from 1st review)

Detail has been added to the site plan.

7B. Add label, symbol & detail to this sheet for the "fire lane ends" sign. (Repeat from 1st review)

Note has been added.

7C. Add label & symbol to this sheet for the different fire lane signage. (Repeat from 1st review)

Detail has been added.

8. Aurora Water (Nina Khanzadeh / 303-739-7490 / nkhanzadeh@auroragov.org / Comments in red)

Sheet 2 of 10 / Site Plan

8A. Show and label dimensions.

8B. Note that for Civil Plans, elevations are required for water meter vault.

Comment noted.

Sheet 4 of 10 / Utility Plan

8C. Show and label dimension of pocket utility easement.

Dimensions provided in call out. Easement to be delineated on plat.

8D. Clarify a note on the sheet (see redlines)

Text removed from call out.

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

There are some easement issues and some License Agreement issues. See the comments on the document(s).

Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. The plat needs to be started.

Currently the property is unplatted.

Sheet 1 of 10 / Cover Sheet

9A. Add Block designation

Added on all sheets.

Sheet 2 of 10 / Site Plan

9B. Add Lot, Block, Subdivision

Added on all sheets.

9C. Clarify utility easement

updated.

9D. Add the Lot, Block and Subdivision Name

Added on all sheets.

9E. Add note (s): to be dedicated by separate document

Text added to easements..

Sheet 3 of 10 / Grading Plan

9F. Add Lot, Block, Subdivision

Call out added

9G. Clarify utility easement

Call out modified

9H. Add note (s): to be dedicated by separate document

Text added to easements

9I. A License Agreement is needed for the wall located in the Drainage easement

Comment Noted

Sheet 4 of 10 / Utility Plan

9J. Add note (s): to be dedicated by separate document

Text added to easements

9K. Clarify utility easement

Call out modified

9L. A License Agreement is needed for the wall located in the Drainage easement

Comment Noted

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

11A. Please see the attached letter.

Noted.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

April 30, 2021

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Aja Tibbs

Re: Apple Valley Dental – 2nd referral, Case # DA-2176-01

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk reminds the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement regarding the high-pressure natural gas *transmission* facilities at:
https://www.xcelenergy.com/working_with_us/builders/encroachment_requests.

The property owner/developer/contractor is also reminded to complete the application process for any new gas or electric *service* via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect), and that additional easements may need to be acquired by separate document for new natural gas and electric *distribution* facilities.

Comment response requested.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

1. Community Questions, Comments and Concerns

1A. The Village East Neighborhood Association (VENA) Board of Directors has reviewed this development application and is in support of it. After many years of finding a business and a site plan that fits into this very site made difficult by the existence of the 40" diameter gas lines running diagonal through it, we believe this is the first one that works for this site. We appreciate the landscape materials not include any juniper shrubs and the use of more trees than are required. Th architectural features are also very pleasing.

The only questions we have are;

1. Are 2 bicycle stalls provided by just 1 inverted U bicycle station? And

Response: Yes, the single inverted U bike station provides 2 Bike stalls.

2. Is there another material that can be used for the bench other than aluminum which will be too hot to sit on during the warm weather?

Response: The benches are constructed of Polysite material which is made of 100% high-density polyethylene.