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August 22, 2022

Dan Osoba
City of Aurora
Planning and Development Services
Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Initial Submission Review – 7-Eleven at Valley Plaza – Conditional Use and Site Plan Amendment –
Comment Responses

Dear Mr. Osoba,

Please see below for responses to the City of Aurora comments for the review of the submission of the
7-Eleven at Valley Plaza.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1a. Remove all AutoCAD SHX text files from the comment pane of the site plan and flatten the document

Response: Completed

2. Parking Issues

- 2a. Parking numbers still need to be adjusted. Per the UDO, parking requirements are 3 spaces per 1,000 sf GFA making total required standard parking spaces 9. Please revise in data table, include all spaces that are included in the shared parking agreement. Please note that vacuum bay may not be used as parking spaces or count toward required parking

Response: Parking table has been updated accordingly.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering

- 3a. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Noted, preliminary drainage letter/report has been approved.

- 3b. Remove all AutoCAD SHX text files from the comment pane of the site plan and flatten the document

Response: Completed

- 3c. The drainage easement is only for the drainage facility. The access easement must extend from the drainage easement to public right-of-way. The drainage easement shall be a minimum of 4' outside of the facility.



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***Response:** Drainage easement has been updated accordingly. The access easement as been provided from the drainage facility to the south where there is an existing access easement that allows access to the ROW.*

3d. Show/Label curb ramp

***Response:** Comment addressed*

3e. Minimum slope away from building is 5% for 10' landscape areas, minimum 2% for impervious areas.

***Response:** Slope minimum are met to the greatest extent possible. The impervious sidewalk around the building must meet ADA requirements, therefore grades are slightly less than 2% to allow for construction tolerance and ADA requirements.*

3f. Provide additional slope labels away from the building or add a note to indicate the minimum slope requirement.

***Response:** Additional slope labels and note as been added.*

4. Fire / Life Safety

4a. New fire lane sign locations

***Response:** Added*

4b. Updated signage and fire lane notest

***Response:** Added*

4c. See stamps on Sheet 2

***Response:** Addressed*

4d. Accessible route, the maximum running slope allowed is 1:20 and cross slope maximum is 1:48, per 2009 ICC 117.1a.

***Response:** Acknowledged and design incorporates standard. Note added to plan to reflect.*

5. Real Property

5a. See redline comments on site plan

***Response:** Coordination with Grace Gray and Andy Niquette are underway.*

6. Xcel Energy

6a. Complete application

***Response:** Completed and coordinated with Xcel.*

Please let me know if these responses or the revised plan set do not meet your expectations or requirements. Thank you for your continued assistance and coordination.

Sincerely,

Krysta Houtchens, PE
Sr. Engineer V
Entitlement and Engineering Solutions, Inc.
501 S. Cherry Street, Suite 300 Glendale, CO 80246