

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



April 9, 2021

Trevor Prophet
McDonald's Corporation
4643 Ulster Street Suite 1300
Denver, CO 80237

Re: Initial Submission Review – McDonald's Restaurant at Blackhawk Point

Conditional Use & Site Plan

Application Number: **DA-2261-00**

Case Numbers: **1983-6075-14; 1983-6075-15**

Dear Mr. Prophet:

Thank you for your initial submission, which we started to process on March 15, 2021. We reviewed it 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 important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 30, 2021. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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. Please note that fees in the amount of \$18,859.00 are due in full before the second review of the application can start.

Your estimated Planning Commission hearing date is still set for Wednesday, June 9, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please call me at 303-739-7266 or send me an email at cdalby@auroragov.org.

Sincerely,

Claire Dalby, Planner II
City of Aurora Planning Department

cc: Robert Palmer, Strategic Land Solutions Inc
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\2261-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- **Fees in the amount of \$18,859.00 are due in full before the second review can occur.**
- Review and address all formatting and correctness comments from all departments.
- Confirm status of separate plat submittal (see Item 3).
- To satisfy both Iliff Station Area Plan and UDO requirements and to make up for inconsistencies of the proposal with the station area plan, please include an outdoor patio as well as more robust architectural interest on three of the facades (see Items 4 & 5).
- Clarify signage area allowance (see Item 6).
- Review all comments from Landscaping, Engineering, Traffic, Fire / Life Safety, Forestry, and Aurora Water and make all requested changes to the Site Plan.
- Work with Real Property on the dedication of all easements by separate document (see Item 13).

PLANNING DEPARTMENT COMMENTS

Planning Issues (Claire Dalby / 303-739-7266 / cdalby@auroragov.org)

1. Community Questions, Comments and Concerns

1A. Twenty-one registered neighborhood organizations and five adjacent property owners were notified of the Site Plan and Conditional Use applications. As of the date of this letter, one public comment has been received (see below). Staff recommends that you reach out to the citizen about their concerns. In your response letter, please describe how/if the citizen concerns were resolved.

Sharon Ward, Woodrim Crossings Neighborhood Association
14922 E Evans Ave, 303-750-3220

There is not nearly enough room for a McDonald's. I love McDonald's but the daily minute by minute traffic is extremely heavy. A true and honest traffic study would confirm. Please think about pedestrian and drivers safety first.

2. Conditional Use Request

2A. Per the pre-application notes, please submit an updated Letter of Introduction that includes a detailed Operations Plan for the proposed restaurant. An operations plan includes hours of operation, number of employees at peak times, and mitigation of any noise impacts. Thank you for your response to the Conditional Use approval criteria.

3. Completeness and Clarity of the Application

- 3A. Include owner authorization letter for Aurora Bear Holdings LLC.
- 3B. Revise the title to read "McDonald's at Blackhawk Point (first line), Site Plan and Conditional Use (second line)". Increase the font size of the title and include the title block on all site plan sheets.
- 3C. Rename "Site Statistics – Non-Residential Site Plans" to "Data Block".
- 3D. In the date table, change "Maximum Height of Building" to just "Building Height".
- 3E. Remove the Site Plan Legend from the cover sheet and include on the site plan sheet and all other sheets that require a legend.
- 3F. Incorporate the required signature blocks (Word doc included in correspondence)
- 3G. Ensure all required site plan notes are included on the cover sheet (Word doc included in correspondence)
- 3H. Label the zone district on the site plan sheet.
- 3I. Dimension the proposed building and include a clear indication of its overall size in square feet.
- 3J. It was indicated that a replat was being submitted separately from the site plan submittal; please confirm where this replat is in its approval process.



4. Streets, Pedestrian Connectivity, and Amenities

4A. The property is located within the core sub-district of the Iliff Station Area Plan and will be judged by its consistency with this plan in addition to standards required by the UDO. The submitted conceptual plan presents several issues with compatibility with the plan including issues concerning general urban form and the provision that drive through facilities are not allowed within the core sub-district. As per the pre-application notes, in order to make up for these inconsistencies, there are higher expectations for the overall form and function of the building and how it relates to the surrounding area. Please provide an outdoor patio space with the provision of site furniture, landscaping, and pedestrian-scaled lighting in order to satisfy requirements within the station area plan and the UDO.

4B. Include the crosswalk on the site plan where pedestrians must cross the drive-through lane to access the building/parking.

4C. It is not preferable for accessible parking spaces to be separated from the building by a drive-through lane (see Traffic comments for further discussion) however the specific site layout makes it difficult for an alternative layout that conforms with drive-through facility standards. Please provide information on mitigation measures to address this issue.

4D. Revise parking requirements in the data table. The UDO requires 4 spaces per 1,000 sf. gfa

4E. Include a shared parking agreement for the additional parking spaces that are required on a separate parcel in the shopping center.

4f. Identify bike racks on the site plan and legend and include a bike rack detail.

5. Architectural and Urban Design Issues

5A. As detailed in Item 5A, the proposal presents various issues with conformance with the Iliff Station Area Plan and therefore an added level of architectural interest is expected with the proposal. Please provide additional architectural/design variation to the north, east, and south elevations. These elevations should incorporate strong architectural features that go above and beyond minimum architectural standards required in the UDO. Both the station area plan and UDO prohibit a “back of house” appearance and require similar degrees of architectural interest along all building facades. Changes in color, material, pattern, parapet height, and/or articulation are recommended.

5B. Table 4-8.8 below includes three categories for façade character elements. Each category includes a minimum number of required elements for each building face. Please complete and include in your plan set on the sheet that has building elevations to show compliance with four-sided design standards.



Table 4.8-8
Facade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Massing			
General	3	2	1
Wall off-set (min. 3 ft.)			
Wall/parapet height change (min. 3 ft.)			
Roof form change			
Upper floor stepback			
Wall notch (min. 12 in.)			
Materials			
General	2	2	1
Change in material			
Change in color			
Change in texture			
Use of masonry (min. 40% of facade)			
Use of panelized materials (min. 40% of facade)			
Variety of window sizes			
Transparency and glazing (min 70% transparent glass)			
Human Scale			
General	3	2	1
Architectural detailing			
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures			
Awnings or shutters			
Entry definition (pronounced massing/roof form, stoop, porch, etc.)			
Building corner enhancements			
Wall art			
Balconies			
Landscape wall/decorative screen for vines			

5C. Update both the site plan and colored elevations with appropriate elevation labels, i.e. north/south/east/west elevation.

5D. Code requires that trash enclosures must be set back at least 12' from adjacent commercial property lines.

6. Signage Issues

6A. Ensure correct permitted signage maximums are included on the Data Block. The sign standards can be found in Code Section 146-4.10. Signage maximums are calculated from the longest building frontage with a public entrance, making the total permitted signage area for this project approximately 180 square feet (approximate without building dimensions), not 233 square feet.

6B. Note that monument signage square footage is included in the total sign area calculation. Please confirm proposed monument signage is included in the (new) calculation and include the height, material, color, and lighting method on the site plan. Maximum height for monumentation signage is 12 feet.

7. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 4

7A. Indicate the 100-year water surface elevation (2)

Sheet 7

7B. Remove from the table since this is not required.

7C. Not sure which site layout is accurate. The site plan and the landscape plan show the trash/dumpster in different locations.

7D. Trees being removed should not be shown on the landscape plan. only the tree mitigation plan.

7E. Make the not for construction notation smaller and locate it along the bottom of the sheet.

7F. If the sidewalk is being changed, turn off the original line work

7G. Turn off the accessible route

7H. Adjust the location so as to not be so close to the storm line.



7I. The numbers associated with the scale are too small to read.

7J. Why are the tree openings so long? Longer is fine but make all the tree openings a consistent length.

7K. Plant label???

7L. These may be left as 5'x20', but they are only required to be 5'x15'.

7M. Turn off the original line work.

7N. Remove the wall from this side and install along the north side.

7O. In order to screen the transformer from the street, can the wall wrap around the front of the unit and not the backside?

7P. May want to shift the tree to not be on top of the gas line.

7Q. Make the property line a traditional line type. A long dash and two short dashes

Sheet 8

7R. Please be advised that any trees being provided to meet the landscape requirements may not count towards the required tree mitigation. Tree mitigation is above and beyond the landscape code.

Sheet 9

7S. Remove/modify the landscape notes as indicated.

7T. Adjust the font size. It should be the same as the font size in the text for the General Notes.

7U. Update the elevation names to reflect north, south, east, west.

8. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org

8A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (if available)

Please ensure that the digital files is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1

9A. The site plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

9B. Site plans are not stamped.

Sheet 3

9C. Per the pre-application notes, the existing curb ramps shall be updated to meet current standards

9D. Indicate pavement material

9E. Access easement required from the drainage easement to public ROW for maintenance access, typical

9F. Per the pre-application notes, the existing curb ramps shall be updated to meet current standards

Sheet 4

9G. Verify with Aurora Water that maintenance access can be provided to the outlet structure from the adjacent sidewalk.

9H. Min. slope away from the building is 5% for 10' for landscape areas, min 2% for impervious areas.

9I. Label slopes

9J. On site storm is not public, typical

9K. Add a note indicating if the storm sewer system is public or private and who will maintain it.

9L. For detention ponds: Show/label 100-year water surface elevation, max 4:1 side slopes, min 2% slope in pond bottom, dimension maintenance access, indicate direction of emergency overflow



Sheet 5

9M. On site storm is not public, typical

9N. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Sheet 7

9O. Minimum 10' required between tree and storm sewer, typical

9P. For ponds, show/label 100-year water surface elevation

10. Traffic Engineering (Brianna Medema/Kyle Morris / 303-739-7336 / bmedema@auroragov.org / Comments in yellow)

Site Plan

Sheet 3

10A. Shift sight distance to south side of pedestrian crossing (after ramps are updated)

10B. Provide traffic signal easement. Draw a line from PT to PT of the ROW line radius.

10C. Crosswalk striping modification will be necessary. Please show.

10D. Provide turning templates for vehicle going through the drive-through, utilizing the pick-up space, then leaving.

10E. Extend painted island.

10F. Is this proposed striping? Call out as striped edge line.

10G. Call out/provide edgeline.

10H. Can parking be reoriented so that people using accessible parking do not have to cross the drive aisles at a skewed angle?

10I. Is this going to be a concrete drive aisle? Please confirm.

10J. This trash enclosure location and screen walls make a E/W stop in this area difficult with sight triangles

10K. Include internal parking intersection control. This area had diagonal parking on one side and perpendicular on the other. What is the expectation?

Sheet 7

10L. Show updated sight distance triangle from access to east.

10M. Show sight triangles per COA STD TE-13. PVD will not be allowed within sight triangles. Use 25mph

Traffic Impact Study

10N. Traffic counts at the existing access locations need to be provided and incorporated into the analysis. There is existing development that uses these accesses. Therefore, the existing movements at these location certainly are not zero.

10O. Existing traffic counts require a COVID adjustment. This can be done by examining the growth of traffic counts at this intersection, nearby intersection, or AADTs. A COVID adjustment factor must be establish based on pre-COVID data and applied to existing traffic counts. Pre-COVID counts for Iliff and Blackhawk have been attached to the end of this document (sheets 51-52).

10P. LOS F is not acceptable for individual movements at signalized intersections. EBT and WBL movements at Iliff & Blackhawk appear to be affected by the introduction of site traffic. Please provide mitigation recommendation for these movements to improve to LOS E or better.

10Q. Provide queuing analysis discussion based on ITE summer 2012, Drive-Through Queue Generation, 1st Edition by Mike Spack, for Fast food restaurants this is 240 ft or 12 vehicles.

10R. Provide discussion on countermeasure(s) applicable from FHA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018). Current discussion on retroactive mitigation is not adequate.

10S. Provide site circulation plan or figure.

10T. Provide discussion of pedestrian circulation/connectivity.

10U. Please note, highlighted text is for city review purposes.

10V. Stamp appears to only apply to the transmittal letter. Please add page number (1 of 8).

10W. Add date to stamp.



- 10X. AM and PM entering vehicles do not quite match the trip gen numbers. Please review and revise as necessary
- 10Y. This area is actively redeveloping into higher density uses.
- 10Z. This does not align with the city's LOS requirements for unsignalized intersections. Minor street movements may only fall below a LOS D if they have an alternate route to use. Please include this requirement in your discussion section.
- 10AA. Include queues for all left turn lanes at Iliff and Blackhawk in this table.
- 10BB. Show existing storage lengths in this table.
- 10CC. Include EB right at RI/RO access.
- 10DD. Traffic counts need to be performed at these intersections.
- 10EE. Traffic counts need to be performed at these intersections.
- 10FF. Include signal timing in this appendix.
- 10GG. LOS F at these two movements appears to be tripped by sight generated traffic. Please provide mitigation recommendations.
- 10HH. Include analyzed signal timing. Retiming may fix this issue.
- 10II. Individual movements at signalized intersections must not fall below LOS F.

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

Sheet 1

- 11A. Replace Handicap with Accessible.
- 11B. "2015"
- 11C. "ICC A117.1 - 2009"

Sheet 3

- 11D. Show location of fire riser room.
- 11E. Label: "Knox Box with approved hardware."
- 11F. "39.86 ft"

Sheet 5

- 11G. Fire Service Lines may have one 90 degree bend, or more than one bend when the sum of all bends does not exceed 90 degrees, in the length of line from the water main tee to the riser.
- 11H. Identify the Fire Service Line using the following example: 4" Fire Line DIP (Private).
- 11I. Provide fire hydrant label.
- 11J. Gate?

Sheet 10

- 11K. Show the location of the FDC, Knox Boxes & Riser Room:
- Show symbol and label for the FDC.
 - Show symbol and label for the Knox Box.
 - Show location of Riser Room and exterior door.

Sheet 13

- 11L. Replace Handicap with Accessible.

12. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org and Andy Niquette / 303-739-7325 / aniquett@auroragov.org / Comments in pink)

- 12A. 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.

Sheet 1

- 12B. Add these notes to the notes here: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its



successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

Sheet 3

12B. This portion of the building is encroaching into the Drainage easement. revise the proposed easement to be around all portions of the building including overhang, footers, foundations, etc.

12C. These items located in the Drainage easement will need to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) to start the License processes.

12D. Add Lot line B&D

12E. Add the Lot, Block and subdivision name (2)

12F. Begin the easement vacation process with Andy Niquette (aniquett@auroragov.org) (2)

12G. Show the line of delineation between the new and existing easements

12H. Add lot line B&D

13. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhandzad@auroragov.org / Comments in red)

Sheet 5

13A. Show easements.

13B. Appears as though this 6" water is entering the building. There is already a service line entering building. Is this an error?

13C. Private?

13D. List sanitary as private downstream of point of connection

13E. Waterline downstream of meter is private

13F. Backflow preventer required on water service and fire suppression lines

13G. Note that water fixture unit tables for size determination are to be located on civil plans 13H.

13I. what are these inverts referencing?

13J. Irrigation system will also require backflow prevention assembly

13K. Provide dimensions, and also show on landscape plans if applicable

13L. If public, show utility easements

14. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

Sheet 8

14A. Please see tree mitigation table within Aurora Forestry's review and update diameters, mitigation inches and costs associated with tree removals.

14B. Please review site plan redlines for various notes regarding tree types.

15. RTD (Clayton Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com)

Please refer to site plan redlines ("cw19875"). RTD will require various improvements to the bus stop on E Iliff Ave.

In addition to these comments, please also consider providing a bus shelter.

Sheet 3

15A. 40' bus pad

15B. Make sure slope does not exceed 2% perp. To flowline.

15C. Relocate bench to back of walk.

15D. Pedestrian light in center of boarding area.

15E. 110'

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

Please see attached comment letter.



17. Arapahoe County Engineering Services Division (720-874-6500 / referrals@arapahogov.com)

See attached comment letter.

18. Arapahoe County Planning Division (720-874-6650 / referrals@arapahogov.com)

Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.



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 2, 2021

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

Attn: Clarie Dalby

Re: McDonald's Restaurant at Blackhawk Pointe, Case # DA-2261-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **McDonald's Restaurant at Blackhawk Pointe**. Please be aware PSCo owns and operates existing underground electric distribution within a conduit along East Iliff Avenue, and underground electric distribution facilities to a streetlight on South Blackhawk Street. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). 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 and Permits Agent for all required PSCo easements.

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.

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



Public Works and Development

6924 South Lima Street
Centennial, CO 80112-3853
Phone: 720-874-6500
Fax: 720-874-6611
Relay Colorado: 711
www.arapahoegov.com

BRYAN D. WEIMER, PWLF
Director

April 2, 2021

Claire Dalby
City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Aurora Ref/DA-2261-00/MCDonald's Restaurant at Blackhawk Pointe-Cond use and site plan

Arapahoe County Engineering thanks you for giving us the opportunity to review the Site Plan for MCDonald's Restaurant at Blackhawk Pointe-Cond use and site plan. Engineering Staff has reviewed the proposed Site Plan. The Engineering Division has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Sincerely,

Joseph Boateng
Engineering Services

Signature Block

_____ Site Plan *
(Official Project Name)

Legal Description: _____

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, _____ has caused these
(Corporation, Company, or Individual)
presents to be executed this _____ day of _____ AD. _____.

By: _____ Corporate
(Principals or Owners) Seal

State of Colorado _____)ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ AD, _____ by

(Principals or Owners)

Witness my hand and official seal

(Notary Public) Seal Notary

My commission expires _____ Notary Business Address: _____

* To be placed at the top of the document in large letters.

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____
(Mayor)

Attest: _____ Date: _____
(City Clerk)

Database Approval Date _____

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____
Colorado at _____ o'clock ____ M, this _____ day of _____ AD, _____.

Clerk and Recorder: _____ Deputy: _____

Required Site Plan Notes

(Copy applicable notes to your Site Plan)

1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code.
3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."
4. "Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 60% of all building entrances shall be the most practical direct route. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36", and shall be painted with white stripes. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1. *(Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).*
5. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
7. All crossings or encroachments by private landscape irrigation lines or systems and/or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities
8. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
10. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding

screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.

11. Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
13. All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
14. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.
15. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc., are not allowed to encroach into any easement or fire lane.
17. *(This note is required only when applicable)--*
Attention Building Department: An acoustic analysis, prepared by an acoustic expert, and prepared according to the Planning Application Guidebook instructions, will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding Ldn ____ (Ldn value to be determined for each project) under worse-case noise conditions.
18. *(This note is required only when applicable)--*
The vendor of any future sale of the real property shall provide the required notice per City Code Section 146-1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.
19. *(This note is required only when applicable) --*
State any requested waivers of development standards and the applicable terms and conditions pursuant thereto.

20. *For proposed auto repair/service uses, add the following note:*
- There will be no outside, overnight storage of vehicles on the site.
21. *For proposed auto sales lots, add the following notes:*
- No loading and unloading of vehicles will be allowed in the public rights-of-way.
 - No parking or sale of display vehicles will occur in the public rights-of-way.
 - No vehicle shall be parked, stored or displayed for purpose of sale in the designated display spaces that shows evidence of having flat tires or has exterior body damage that is obviously visible from public rights-of-way.
 - No vehicle ramp display equipment will be allowed on the site and no vehicle(s) for display or sale shall be mounted on vehicle ramp display equipment.