



construction company, inc.

909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.dcb1.com

January 11th, 2023

Erik Gates
Planner I
Planning & Development Services | City of Aurora
Office 303.739.7132
Email egates@auroragov.org
he/him/his

Re: Comments for Application Number DA-2314-00 and Case Number 2020-6017-00

Mr. Gates,

We received the comments for Application Number DA-2314-00 and Case Number 2020-6017-00 and offer the following responses and clarification requests:

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no community comments on this application

Response: This comment is understood.

2. Completeness and Clarity of the Application (Erik Gates / 303-739-7132 / egates@auroragov.org /Comments in teal)

2A. Remove "Development Review" from the title of all sheets as this document is just a Site Plan.

Response: "Development Review" is removed.

2B. Remove the DA and CN from the bottom right corner of all sheets as staff will note this on the final mylars.

Response: The application numbers, DA and CN, are removed.

2C. Remove "PUD Development Permit Plan" from the bottom right corner of all sheets as this is not accurate.

Response: "PUD Development Permit Plan" is removed.

2D. The Amendment Box on the cover sheet should just be an empty box. Please remove the lines and text from within the box so there is more flexibility for future amendments.

Response: The Amendment Box has been revised to just be an empty box.

2E. Remove the Demolition Plans and Floor / Roof Plan from the Site Plan and update all sheet numbers accordingly. These are reviewed under separate building permits and should not be included in the Site Plan as they could change and be inaccurate.

Response: The floor/roof plan is removed. All sheet numbers are updated.

3. Zoning and Land Use Comments (Comments in teal)

[Site Plan Page 1]

- 3A. Update the “zoning” and “permitted uses” columns in the Data Table per redline comments. The zoning on the site is AD and APZ, not E-470 PUD.

Response: The “zoning” and “permitted uses” Requirement columns in the Data Table have been updated to AD/APZ.

[Letter of Introduction]

- 3B. Update the language related to the landscape buffer adjustment per redline comments. The narrative needs to specifically address the adjustment criteria in the UDO as previously requested in the second review comments

Response: The language has been updated to match what is shown on the Landscape Architecture drawings.

4. Streets and Pedestrian Issues (Comments in teal)

- 4A. There were no streets or pedestrian issues identified in this review cycle.

Response: This comment is understood.

5. Parking Issues (Comments in teal)

[Site Plan Page 1]

- 5A. Bicycle parking spaces are required by the UDO and the Data Table should note the number of spaces required and the number of spaces provided instead of “N/A.”

Response: Bicycle Parking has been added to the site and the Site Data Table has been revised to include the required and provided Bicycle Parking.

- 5B. Ensure that the number of parking spaces noted in the Letter of Introduction matches the number of parking spaces in the Data Table. They are slightly different right now.

Response: The revised letter of introduction is included in this comment response package.

6. Architectural and Urban Design Issues (Comments in teal)

- 6A. There are no additional architectural comments as part of this review cycle.

Response: This comment is understood.

7. Signage Issues (Comments in teal)

[Site Plan Page 1]

- 7A. Revise the Sign Data Table to reflect that signage will comply with the maximum square footage in the UDO if an adjustment is not requested at this time. The Site Plan cannot reflect a monument sign that large without approval of an adjustment. Please note that another public hearing at Planning Commission will be required in the future if an adjustment is requested after the Site Plan has been approved.

Response: The maximum allowed monument sign has been provided on the Sign Data Table however is for reference only. The note regarding the Major Adjustment process has been removed.

[Letter of Introduction]

- 7B. Remove all references to a sign adjustment if this is being deferred to a later date to avoid confusion about what is requested with this application.

Response: Notes regarding sign adjustments have been removed from the Cover Sheet.

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

- 8A. Please submit 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 file 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: <https://auroragov.org/CADtoGISstandards> or by contacting CADGIS@auroragov.org

Response: Please find the addressing CAD file with this comment response package.

9. Landscaping Issues (Kelly Bish / 303-739-7131 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 1]

- 9A. Revise the language for the adjustment on the cover sheet per redline comments.

Response: Updated.

[Site Plan Page 14]

- 9B. Remove the requested adjustment.

Response: Adjustment has been removed from sheet.

[Site Plan Page 16]

- 9C. Call out the retaining wall. Provide a detail of the wall with material, height, and color.

Response: Retaining wall is called out with reference to Civil for details. Retaining wall design in not part of our scope

[Site Plan Page 17]

- 9D. Make changes to the special landscape buffer table.

Response: Table has been updated.

[Site Plan Page 23]

- 9E. Provide a detail that indicates the material, height, and color of the proposed retaining wall.

Response: Reference civil drawings for details.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**10. Civil Engineering (Kristin Tanabe / 303-739-7406 / ktanabe@auroragov.org / Comments in green)**

10A. Add the requested note to the cover sheet.

Response: The requested note has been added to the cover sheet.

10B. There is a minimum 2% slope in the pond bottom.

Response: The slope label has been corrected to reflect the 2% slope in the pond bottom.

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

[Site Plan Page 3]

11A. Comments were not received from Traffic Engineering by the required deadline. Please contact the reviewer directly to receive comments.

Response: dcb will coordinate with the City of Aurora if any comments arise.

12. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

[Site Plan Page 4 and 5]

12A. Only one Knox Box mounted to the gate frame is required at the specified locations.

Response: Acknowledged. The required Knox Box has been relocated onto the gate frame and extra Knox Boxes have been removed.

12B. The emergency disconnect switch shall be fully visible, free of physical obstructions and interference from nearby objects. The location of the disconnect must be at an approved location. Typically, the switch locations are located within 100' of, but not less than 20' from, the fuel dispensers. Fuel dispensing facilities must show compliance with IFC Chapter 23.

Response: The emergency disconnect switch for the Truck/Diesel fueling islands has been relocated just south of the fuel island. The emergency disconnect switch for standard vehicles/gasoline canopy has been relocated west of the fuel island.

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

13A. The Site Plan cannot be approved until tree mitigation has been paid.

Response: This comment is understood. Applegreen will provide payment.

14. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

[Site Plan Page 6]

14A. Label slope of the swale and slope away from the building. Ensure minimum of 2% is met.

Response: Slope of the swales have been labeled. Slope around the building is 2% maximum as the entire area around the building is to be ADA accessible. All accessible areas are graded to a maximum of 1.8% to account for construction tolerances. Due to site constraints, two of the swales have a slope just under 2%. Proposed swales meet the 1' of freeboard requirement outlined by MHFD. Proposed swales are also functioning as water quality swales via infiltration. Slopes under 2% assist in infiltration. Water quality swale calculations are provided in the Preliminary drainage report.

14B. Adjust linetype for 100-year WSEL to make limits clearer. The current linetype blends in with contours.

Response: Additional thickness has been added to the line to make the 100-year WSEL limits clearer.

14C. Please revise to owner as the agreement for inspection and maintenance is also between these parties.

Response: The note has been revised from Leasee to Owner.

14D. A 2% minimum grade is required for all landscape area and accessible parking spaces.

Response: Landscape areas are graded to a minimum of 2%. The 1% slope arrow called out in the redline comments is for a drive aisle, not a landscape area. ADA requires that the accessible parking spaces are sloped at a maximum 2% grade. All accessible areas, including the accessible parking spaces, are graded to a maximum of 1.8% to account for construction tolerances.

[Site Plan Page 8]

14E. Is a package plant being proposed? This will require approval from the Aurora Water General Manager

Response: Acknowledged. A plan package will be submitted to Aurora Water

14F. Label public/private and who will be maintaining this facility.

Response: A note has been added to the page to indicate the wastewater treatment facility is to be maintained by the Owner.

14G. Label the requested facilities.

Response: The wastewater treatment facilities have been labeled.

14H. Adjust removal and POC to the requested location for WL as a casing will be required where the waterline crosses under the proposed pond.

Response: A note has been added to the site plan stating that Water Main under the pond to be in a casing pipe.

15. Real Property (Kalan Falbo / 720-338-7419 / kfalbo@auroragov.org / Comments in magenta)

15. Continue to work with Real Property for all dedications and releases necessary as shown and acknowledged with prior comments. Contact Andy at dedicationproperty@auroragov.org for easement dedications and Grace at ggray@auroragov.org for easement releases.

1- 23' Fire Lane Dedications

2- 16' Utility Easement Dedication

3- 10' Water Pocket Easements (3)

4- Maintenance Easement Dedication

5- Release of existing Fire Lane easement. A portion has been shown for Release. Please contact



Response: The design team is actively working with the real property contacts via email correspondence.

END OF RESPONSES

If you need additional information or have any questions, please contact me at 303.995.7314.

Thank you,

dcb Construction Company, Inc

Erick Gilbert, AIA, NCARB
Architect Project Manager
egilbert@dcb1.com