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November 19, 2021

Ariana Muca, PLA  
City of Aurora | Planning and Development Services  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**RE: DA-2279-00 – King Soopers Fuel + Wells Fargo Drive-Thru ATM – Conditional Uses and Site Plan – 3<sup>rd</sup> Comment Responses**

Dear Ariana,

Please find below our responses to the third review comments for the King Soopers Fuel + Wells Fargo Drive-Thru ATM – Conditional Uses and Site Plan. To facilitate your review, we have included the original comments in standard font and have provided our responses in ***bold and italics***. Please do not hesitate to contact us should you have any questions or concerns relating to the submittal documents or comment responses.

Sincerely,  
**GALLOWAY**

Jessica Greenough  
Civil Project Engineer  
[JessicaGreenough@GallowayUS.com](mailto:JessicaGreenough@GallowayUS.com)



**SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Landscape Adjustment needs to be added (Planning)(Landscape).
- Several easements need to be dedicated remain (Real Property).
- Aurora Forestry cannot approve plan until tree mitigation has been paid. You will not receive any permits this has been paid (Forestry).
- Aurora Water GIS shows this as an existing 1-inch service line to an existing 1 inch meter. – please show on plan (Utilities).
- Landscape and Traffic comments to be forwarded from the Landscape Reviewer and Traffic Reviewer.

**RESPONSE: Understood, these comments have been addressed.**

**PLANNING DEPARTMENT COMMENTS**

**1. Community Questions, Comments and Concerns**

1A. There have not been any new citizen comments beyond the initial submission. Please keep in mind that citizens have a right to speak during the hearing and continually outreach is recommended. I have referenced the original citizen comment from the previous submission below.

**RESPONSE: Understood.**

1B. One neighborhood comment. From the Village East Neighborhood Association (VENA), email seamus12@comcast.net. A recommendation for a neighborhood meeting with the Village East Neighborhood Association is recommended before Planning Commission. Please work with Planning and Neighborhood Services to get a meeting scheduled.

“The Village East Neighborhood Association requests that the a lighter color be used for the structures in the fueling stations. We are also concerned about the traffic impacts of a permitted left turn out of the fueling station with the heavy volume of traffic that currently exists from eastbound traffic on Idaho coming from the nearby Costco. Traffic studies often times are too optimistic and often times result in more traffic congestion then predicted. A right in right out may be a better overall traffic pattern for the fueling station. That is what is suggested for the ATM section of the site plan. We don't see a full access to and from the fueling station working on weekends with the amount of current traffic to and from the Costco site. Thank you. Sincerely yours, Arnie Schultz”

**RESPONSE: A neighborhood meeting was held Friday, October 22 at 6 pm to discuss this concern.**

**2. Completeness and Clarity of the Application**

The adjustments that you had previously listed were not part of the UDO. You had listed state regulations regarding expansion and water quality. What you did not have listed previously and what must be listed in both your introduction and cover page is the landscape adjustment you are requesting. “An adjustment is being requested to remove the ten-foot interior landscape buffer is required along the Western property line per Section 146-4.7.5.E.2 Non-Street Perimeter Buffers of the UDO. There is an existing shared drive that will remain as the property line runs down the middle of the drive- aisle. The landscape buffer along the Westerly property line will be reduced to zero in order to accommodate the existing shared private access drive.” Please provide UDO standard, proposed standard and justification in both the cover sheet and introduction letter

**RESPONSE: The adjustments have been added to the cover sheet.**

2A. *Repeat Comment:* Requesting an operations plan to be inserted into the introduction letter. An explanation of delivery times to understand potential traffic impacts on adjacent streets and neighborhoods as the trucks circulate.

**RESPONSE: A section explaining the fuel delivery operations has been added to page 1 of the Letter of Introduction.**

**3. Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)  
*Landscape Plan*  
*Sheet 5 of 12*

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

**RESPONSE: Property line type has been adjusted.**

- Darken the utility labels and the actual easement line work.

**RESPONSE: Suggested items have been darkened.**

- Add the street trees where indicated. The response letter to the previous set of review comments indicates that signage will be blocked. These will be deciduous canopy trees and therefore blockage will be minimal since they will be taller than the sign. Signage is not an accepted encumbrance for not making every attempt to meet code requirements.

**RESPONSE: Trees have been added.**

- Is this a property line? If so, then show it as a traditional line type, a long dash and two short dashes.

**RESPONSE: Property line type has been adjusted.**

- If an adjustment is being requested for the western buffer, list that here and on the cover sheet.

**RESPONSE: Adjustment is requested. Area is too small to include a 5' walkway, curbside landscaping, and 10' buffer. [Nicole – add adjustment to cover sheet]**

- Update the Havana Street Overlay – Condition 1 table per the comments provided in teal.

**RESPONSE: Table has been updated per markups.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**4. Civil Engineering** (Julie Bingham / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

**RESPONSE: Understood, final sealed and facsimile stamped copies of the drainage report have been uploaded to Aurora4Biz and are currently under review.**

4B. Please remove AutoCAD SHX Text.

**RESPONSE: SHX text has been removed.**

*Site Plan*  
*2 of 12*

4C. Please dimension curbside landscaping.

**RESPONSE: The landscaping has been dimensioned**

4D. Sidewalk easements are required, typical.

**RESPONSE: Easements have been added.**

4E. The entire curb return radius should be 15’.

**RESPONSE: This has been updated.**

*Grading and Utility*  
3 of 10

4F. Please revise to meet minimum pavements slopes (Asphalt - 1.0%, concrete 0.5%)

**RESPONSE: Slopes have been updated.**

4G. Add a slope label – max 3:1 unless it is in ROW - max 4:1.

**RESPONSE: A slope label has been added. The slope is 4:1 in this area.**

4H. Where does this contour end?

**RESPONSE: The contour has been updated.**

4I. Min. slope away from the building is 5% for 10’ landscape areas, min. 2% for impervious areas.

**RESPONSE: This has been updated.**

**5. Traffic Engineering** (Steven Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in amber)

5A. Traffic comments will be forwarded to you upon receipt from our Traffic Department. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the “comment response letter” required.

**RESPONSE: Understood, all traffic comments provided on the Site Plan redline document have been addressed and responded to.**

**6. Utilities** (Ryan Tigera / 303-326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

*Utilities Plan*  
4 of 12

6A. Aurora Water GIS shows this as an existing 1 inch service line to an existing 1 inch meter. Please revise.

**RESPONSE: This has been updated to a 1 inch service line.**

**7. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

7A. No further comments.

**RESPONSE: Noted, thank you.**

**8. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

8A. Since the plat is not going to happen. Dedicate the easements by separate document. Contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start these separate documents. See the other redline changes shown.

**RESPONSE: Easements have been updated based on the redlines and we have reached out to Andy Niquette to begin the easement dedication process.**

Site Plan  
2 of 12

8B. Is this arrow pointing to something?

**RESPONSE: This dimension has been revised to measure edge of canopy to existing flowline.**

8C. Add comma as indicated on site plan.

**RESPONSE: This has been revised.**

8D. Contact Andy Niquette to start the easement dedications. email at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org)

**RESPONSE: We have contacted Andy Niquette to begin the easement dedication process.**

8E. Dedicate the easement for the sidewalk by separate document.

**RESPONSE: We have contacted Andy Niquette to begin the easement dedication process.**

8F. Add the curve data and bearing and distances for the boundary of the Lot.

**RESPONSE: This has been added.**

8G. Label and show the existing 6' Gas easement.

**RESPONSE: This has been added.**

8H. Contact Andy Niquette to start the easement dedications. email at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org)

**RESPONSE: We have contacted Andy Niquette to begin the easement dedication process.**

**9. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

9A. Aurora Forestry cannot approve plan until tree mitigation has been paid. 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://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

**RESPONSE: Understood, this has been relayed to the developer.**