

February 20, 2025

Ani Karabashian
City of Aurora - Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

RE: *Application Number: DA-2399-00*
Initial Submission Review: QUIKTRIP 4217 - ISP AND PLAT
Case Numbers: 2024-6046-00 (ISP) / 2024-3058-00 (PLAT)

Dear Ani,

Thank you for the comments on February 20, 2025, for the above-mentioned project. To address your comments concisely and simplify your review of the Initial Submission, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: INITIAL SUBMISSION REVIEW

- Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 20, 2025
- 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.
- The *estimated* Planning & Zoning Commission hearing date is still set for April 23, 2025. 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.

CITY OF AURORA

Planner 1: Ani Karabashian / 303-739-7133 / akarabas@auroragov.org

Summary of Key Comments From All Departments

- Clarify Truck Access (see Item 1A)
- Extra Trees (see Item 2A)
- Please submit a preliminary digital addressing (see Item 3A)
- Add Note for Receiving Ramps (see Item 4A)
- Traffic Impact Study Revision (see Item 5A)
- Private Drive as Fire Lane Easement (see Item 6D)
- 90 Degree Bend for Water Line (see Item 7E)
- Contact Aurora Forestry (see Item 8A)
- Label All Easements and Show All Easements on the Subdivision Plat on ISP

PLANNING DEPARTMENT COMMENTS

1. STREETS AND PEDESTRIAN COMMENTS

1A. Addressing comment 3A from initial review: 3A. "Please clarify if there will be truck specific vehicle access points for Lot 1? Will trucks be prohibited to use the proposed private drives to access Lot 1? Please provide more detail in your Letter of Intent regarding where truck access will be permitted on Lot 1 and if there will be signage to be used to prohibit truck access at specific locations." Staff response - The applicant's response was that there would be truck only access on 38th Avenue but also all vehicle entrances except off of Chambers Road into Lot 1. Please clarify in the resubmittal if the truck access is only going to be off of 38th Avenue or if truck access will be available through all vehicle accesses except off of Chambers Road into Lot 1.

- *Response: Truck access will be available through all access points except of the direct access to Chambers Road from Lot 1*

2. LANDSCAPING ISSUES

Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal
General Comments

2A. While the installation of the extra trees and shrubs in the curbside areas is appreciated, it is better to meet code so that there is adequate space for mature growth. Please adjust the quantities of trees and shrubs being provided.

- *Response: Acknowledged, installation of trees and shrubs has been reduced to allow for mature growth.*

2B. Please provide edger around the shrubs being provided in the detention pond areas.

- *Response: The limits of the pond have been recalculated, and shrubs are located within the edger.*

2C. Update the match line text to reflect the correct sheet numbers.

- *Response: Sheet number has been updated.*

2D. Double check the plant material species being provided in the curbside landscape areas that are within the designated site triangles as the heights are limited to more than 26" as measured from the roadway surface.

- *Response: Large shrubs located within the Sight Triangles have been replaced with Species that have a max height of 26" to provide visual clearance.*

Sheet 11

2E. Update the Landscape Requirements tables per the comments provided.

- *Response: Tables have been revised.*

Sheet 12

2F. Add two more shrubs to meet code for Pond #1.

- *Response: Pond area has been recalculated. Additional trees and shrubs have been placed to reflect these changes. Shrubs are located within the edger.*

Sheet 13

2G. Ornamental trees may be used as accents, but cannot be the primary street tree. Code requires deciduous canopy trees and the Pear trees are considered ornamentals.

- *Response: Ornamental trees have been removed from the ROW and replaced with Deciduous Canopy Trees.*

Sheet 15

2H. Can you clarify this note to indicate if it will be a metro district etc. that will be installing, irrigating and maintaining the curbside areas as well as the detention ponds?

- *Response: Note has been updated. QT will be maintaining and irrigating the curbside area along with the detention ponds.*

2I. Upon completion of the installation of the new sidewalks, lighting and associated infrastructure. The detention pond landscaping will be installed once the ponds have been installed.

- *Response: Landscape Note has been updated.*

3. ADDRESSING

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

3A. 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 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: Digital addressing will be included in the final submittal*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. CIVIL ENGINEERING

Sarah Siggue / 303-739-1958 / ssiggue@auroragov.org / Comments in green

Sheet 4

4A. Please add a note regarding the receiving ramps at the northeast corner of the property, stating that it is the project's responsibility and will be considered for deferral as cash in lieu until further sidewalk construction takes place.

- *Response: Note has been added to this sheet as requested.*

4B. Please label and dimension the sidewalk easement.

- *Response: Sidewalk easement has been added, and dimensions have been added.*

Sheet 7

4C. Please ensure that the minimum slope of the concrete surface is no less than 0.5%. (TYP).

- *Response: In order to align with the existing roadway centerline, slopes in this area must be less than the required 0.5%. Minimum allowable roadway slopes for this site are being coordinated with the public works department to ensure positive drainage.*

5. TRAFFIC ENGINEERING

Dean Kaiser / 303 739-7584 / djkaiser@auroragov.org / Comments in orange

Ready for Technical Referral

Traffic Impact Study

5A. Minor comment, need 28th & Chambers reviewed for crash history and provide mitigation if possible.

- *Response: Thank you for your comments. We have included further evaluation of the crash data given the summary sheets you have provided. Kimley-Horn's responses are provided in blue text boxes throughout the report. Please refer to the report for details*

Infrastructure Site Plan (ISP)

5B. Relocate 35th Ave intersection sight triangle point adjacent to STOP sign location.

- *Response: Acknowledged, this point of intersection has been moved to the proposed stop sign.*

6. FIRE / LIFE SAFETY

Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue

Sheet 2

6A. Please correct note number 11 (previously #2) to read as follows: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.

- *Response: Note 11 has been revised as requested.*

6B. Please correct the code reference in note number 3 (previously #4) to the 2021 IBC and the 2017 A117.1 ANSI Standard.

- *Response: Note 3 has been revised as requested.*

Sheet 3

6C. Please label the 35' Water, Fire Lane and Access Easement to Please label "35' Fire Lane and Utility Easement" TYP

- *Response: Easements have been updated based on the email direction from Ashley Duncan on 2/18/25*

6D. If the Private drive is to be a Fire Lane Easement, please address the Dead End and provide the required turn- around per Chapter 5 of the 2021 IFC. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

- *Response: Acknowledged, the Fire and Utility Easement has been extended through Lot 1 and will be stabilized with roadway base in accordance with COA standards to provide access to 38th Avenue.*

Sheet 5

6E. Provide required Dead-End Fire Lane Signage for Fire Lane Easement.

- *Response: Please refer to previous comment responses regarding fire access roadway*

6F. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

- *Response: A fire apparatus access path has been provided with a minimum width of 26' per IFC Code Section D103.*

Sheet 10

6G. Please provide a Dead-End Fire Lane Ends in 150 Foot Sign as shown with your sign package.

- *Response: Please refer to previous comment responses regarding fire access roadway*

7. AURORA WATER

Ashley Duncan / 720-859-4319 / aduncan@auroragov.org / Comments in red

7A. The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.

- *Response: Acknowledged*

Sheet 9

7B. Make sure this name matches the easement on the plat. (Sanitary Sewer, Water, Fire Lane & Access Easement)

- *Response: Easements have been updated based on the email direction from Ashley Duncan on 2/18/25*

7C. Make sure this name matches the easement on the plat. (Water, Fire lane & Access Easement)

- *Response: Easements have been updated based on the email direction from Ashley Duncan on 2/18/25*

7D. Please ensure the hydrants are in ROW or in an easement.

- *Response: Proposed water line has been revised to align with the existing main.*

7E. Is there going to be a 90 degree bend from the existing water line to the new one? If no, please make sure the two water lines match up.

- *Response: Proposed water line has been revised to align with the existing main*

8. FORESTRY

Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple

8A. Please contact Aurora Forestry regarding requirements for the tree mitigation sheet and our policy.

- *Response: We have contracted with an arborist to assess the existing trees; our next submittal will include that information.*

9. LAND DEVELOPMENT SERVICES

Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta

9A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2025 Subdivision Plat Checklist Item 19.b.

- *Response: Acknowledged.*

9B. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

- *Response: Acknowledged.*

9C. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2025 Subdivision Plat Checklist Item #19.a.

- *Response: Acknowledged,*

9D. (Advisory Comment) Be advised: Sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

- *Response: Acknowledged.*

9E. All departments requiring a license, easement dedications or releases need to be started. easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

- *Response: Acknowledged.*

9F. Send in a closure report for the plat exterior boundary per COA 2025 Subdivision Plat Checklist Item #19.d.

- *Response: Acknowledged, the closure report has been provided.*

9G. Send in the State Monument Records for the aliquot corners used in the plat per COA 2025 Subdivision Plat Checklist Item #19.e.

- *Response: Acknowledged, monument records have been provided.*

Subdivision Plat

Sheet 1

9H. Vicinity Map – Label all publicly dedicated streets/roads, Label Denver County & Adams County.

- *Response: Due to scaling, all publicly dedicated streets/roads have not been labeled.*

9I. Dedication – Revise property description to only show the as surveyed exterior boundary.

- *Response: Understood, however prefer to keep on the plat since the metes and bounds description is unknown prior to this plat.*

9J. Note #4: Revise the title commitment date to reflect the updated title commitment, Add the gas easement note and Tracts privately owned note.

- *Response: Added new general note 14 pertaining to the 6' gas easement, as requested.*

9K. Surveyor's Certificate – Date that control corners are shown should match the field work date in Note #11.

- *Response: Revised monument date to match last date of field work, as requested.*

Sheet 2

9L. Covenants – Revise to show the applicable Adams County recording information.

- *Response: Revised Covenants 6, 7, and with the recording date of the document for Adams County, along with leaving only the Adams County Rec. No., as requested.*

Sheet 3

9M. Label all existing ROW recording information, do not show existing underlying subdivision names, No easements can be vacated by the plat, This sheet is not required per COA checklist.

- *Response: All recording information pertaining to the ROWs are contained in the ROW Note on sheet 10 of 11, as stated in the miscellaneous notes on each sheet.*
- *Removed the easements to be released and hatching, as requested.*
- *With every plat Altura created there is always an existing/current boundary establishment and analysis sheet to show the existing property(ies) with all of the found monumentation. Sheet will remain with the plat as is.*

Sheet 4

9N. All existing easements must be vacated by separate document, Remove all vacated easements that have been vacated prior to the final plat, remove "to remain" from those easements that are not being vacated, Add reception number for all existing ROW, fill in all missing reception numbers, match the easement titles provided in the covenants for all easement labels, this sheet is not required per the COA checklist.

- *Response: At this time, removed this sheet, the easements to be released and any reference and/or symbol/hatching from the plat, as requested.*

Sheet 5

9O. Add reception numbers for all existing ROW, easements cannot be vacated by this plat, relabel "Tract C" to "Tract A".

- *Response: All recording information pertaining to the ROWs are contained in the ROW Note on sheet 10 of 11, as stated in the miscellaneous notes on each sheet.*

Sheet 6

9P. Add reception numbers for all existing ROW, easements cannot be vacated by this plat, relabel "Tract C" to "Tract A".

- *Response: All recording information pertaining to the ROWs are contained in the ROW Note on sheet 10 of 11, as stated in the miscellaneous notes on each sheet.*

Sheet 7

9Q. Be consistent with easement labels to match the covenant easement names, easements cannot be vacated by this plat, add monument symbols to the respective details, show the subdivision exterior with the ROW dedications, relabel "Tract C" to "Tract A".

- *Response: All easements have been renamed per discussion with COA*
- *All recording information pertaining to the ROWs are contained in the ROW Note on sheet 10 of 11, as stated in the miscellaneous notes on each sheet.*

Sheet 8

9R. Relabel "Tract C" to "Tract A", easements cannot be vacated by this plat.

- *Response: Subdivision layout has been revised and there is only one tract, being Tract B, as directed by the development team.*

Sheet 9

9S. Be consistent with easement name labels to match the covenants, easements cannot be vacated by this plat, indicate where the drainage easement and storm sewer easements begin/end, show the subdivision exterior with ROW dedication.

- *Response: All easements have been renamed per discussion with COA*
- *All recording information pertaining to the ROWs are contained in the ROW Note on sheet 10 of 11, as stated in the miscellaneous notes on each sheet.*

Sheet 10

9T. Relabel "Tract C" to "Tract A", be consistent with easement name labels to match the covenants, easements cannot be vacated by this plat.

- *Response: Subdivision layout has been revised and there is only one tract, being Tract B, as directed by the development team.*
- *All easements have been renamed per discussion with COA*

Sheet 11

9U. Detail E – Is there a need for a Fire Lane turnaround? Relabel "Tract C" to "Tract A", Remove the circle from the abbreviation legend, be consistent with easement name labels to match the covenants, show the subdivision exterior with ROW dedication.

- *Response: Fire lane gravel roadway has been provided.*
- *Subdivision layout has been revised and there is only one tract, being Tract B, as directed by the development team.*
- *All easements have been renamed per discussion with COA*

Infrastructure Site Plan

Sheet 1

9V. Legal Description – Revise to match the plat as surveyed exterior description.

- *Response: Text has been revised to match the plat.*

Sheet 2

9W. Notes – Add the required Real Property note.

- *Response: The above note has been added as requested.*

Sheet 3

9X. Label all easements that are shown and show all easements that are on the subdivision plat, match the lot/Tract line geometry that is shown on the plat, label the lot numbers to match the plat and include their area, remove the vacated street.

- *Response: Easements, tract lines, and lot numbers have been updated to match the plat.*

Sheet 4

9Y. Label the lots/Tracts and include their area, easement labels should be consistent between the site plan and plat.

- *Response: Lot areas have been included. Easements have been updated based on the email direction from Ashley Duncan on 2/18/25*

Sheet 5

9Z. Label the lots/Tracts and include their area, easement labels should be consistent between the site plan and plat, show all easements that are on the plat, lot/tract line geometry should be consistent between the site plan and plat, label all easements.

- *Response: Lot areas have been included. Easements have been updated based on the email direction from Ashley Duncan on 2/18/25. Geometry has been revised to match the plat.*

Sheet 6

9AA. Label all easements, plat shows ROW has already been vacated, label all lots/tracts and include their area.

- *Response: Lot areas have been included. Easements have been updated based on the email direction from Ashley Duncan on 2/18/25.*

We appreciate your review and approval of these plans. Please contact me at 303-228-2332 or coy.williams@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Coy Williams', is positioned above the printed name.

Coy Williams, P.E.

Project Manager