

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



June 12, 2018

Todd Williams
Chick-Fil-A
5200 Buffing Road
Atlanta, CA 30349

Re: Second Submission Review Chick-Fil-A at Eagles Nest Village Center CSP No. 3 Amendment
Application Number: **DA-1404-12**
Case Number: **2007-6032-03**

Dear Mr. Williams:

Thank you for your initial submission, which we started to process on May 16, 2018. We have reviewed the application and attached our comments along with this cover letter. The first section of our review includes a summary of key comments from all departments. The following sections contain more specific comments, including those received from other city departments, the public and outside referral agencies.

Since several important issues still remain, you will need to make another submission. Please review the comments and upload revised plans to the development review website on or before **Friday, June 22, 2018**. Note that all our comments are numbered. Please include a cover letter specifically responding to each item highlighted in this letter. The Planning Department reserves the right to reject any resubmissions that fail to address these items.

For more detailed information on comments submitted from staff, please refer to the redlined comments on the Contextual Site Plan. If you have any questions, please contact me at dosoba@auroragov.org or 303.739.7121.

As always, if you have any comments or concerns, please send me an email or give me a call.

Sincerely,

Dan Osoba, Planner I
City of Aurora Planning Department

cc: Kris Wiest, Merrick & Company
Mindy Parnes, Planning Manager
Margee Cannon, Neighborhood Services
Gary Sandel, ODA
Filed: K:\\$DA\1404-12rev2



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide the shared parking agreement with your next submittal.
- Make the changes to the data block regarding parking counts.
- Add Site Plan notes per the Life Safety comments.

Completeness and Clarity of the Application

- Add the previously approved waiver for loading spaces to the cover sheet of the Site Plan.

1. PLANNING DEPARTMENT COMMENTS

Dan Osoba | dosoba@auroragov.org | 303.739.7121 | Comments in teal box, teal text

Cover Sheet C1.0

- Please add the previously approved waiver from the original plan to this sheet and remove “SEE SHEET 2(C1.1)”:
1. A WAIVER FOR CITY OF AURORA MUNICIPAL CODE ARTICLE 15, SECTION 146-1506, “OFF-STREET LOADING SPACES IN BUSINESS AND INDUSTRIAL DISTRICTS” IS REQUESTED. WHEREAS THIS SECTION (PER TABLE 15.3) REQUESTED ON THE BASIS OF LOADING/UNLOADING ACTIVITIES TO TAKE PLACE IN OFF-HOURS.
- Please provide the shared parking agreement with your next submittal which indicates the use of 10 parking spaces within the shopping center.
- Please revise the parking in the data table to indicate 34 parking spaces provided and 44 total parking spaces provided. Handicap accessible spaces are required above the total on-site parking requirement, and do not count toward that total.
- 44 parking spaces is 2 spaces short of the required 46 parking spaces and a waiver must be granted for this adjustment unless more spaces can be allocated in the shared parking agreement to bring the total to 46 spaces. If a waiver is being requested, please add the waiver request to the site plan similar to the existing waiver for loading space requirements (and label it 2.)

2. LANDSCAPING

Kelly K. Bish, PLA, LEED AP | kbish@auroragov.org | 303.739.7189 | Comments in teal cloud box, black text

- All Landscape comments have been satisfied.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

3. FORESTRY

Rebecca Lamphear | rlamphea@auroragov.org | 303.739.7139 | Comments in purple

- All Tree Mitigation will be accomplished through planting back on site.
- All Forestry comments have been satisfied.

4. LIFE SAFETY

Neil Wiegert | 303.739.7613 | nwiegert@auroragov.org | Comments in blue

Cover sheet C1.0

- Replace Note 9 with the following: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE ORDINANCE, CHAPTER 126 – ARTICLE VII – NUMBERING OF BUILDINGS.
- Add the following notes:
17. THE 2015 INTERNATIONAL FIRE CODE (IFC), SECTIONS 510.2 AND 1103.2, REQUIRE EXISTING BUILDINGS, AND ANY ADDITIONS, TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE



STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER'S OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

18. THE 2015 IFC, CHAPTER 33, SHALL BE UTILIZED FOR REQUIREMENTS ASSOCIATED TO BOTH CONSTRUCTION AND DEMOLITION OF ANY STRUCTURE WITHIN THE SITE. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED THROUGH THE CITY OF AURORA BUILDING DIVISION PRIOR TO THE REMOVAL OF ANY STRUCTURE WITHIN YOUR SITE.

Site Plan Sheet C2.0

- Coordinating with the Utility Plan, show the relocated FDC with a “Y”-shaped symbol on the plan, and label as “FDC WITH APPROVED KNOX HARDWARE”.

PS1.0 Utility Plan

- Part of this requested label change was cut off. Please revise and label as: 4” FIRE LINE DIP (PRIVATE).

A2.1 Exterior Elevations

- Add a “24400” sheet address number on the south (rear) building elevation, as this elevation also fronts onto a primary site arrival point. Please use 8” height characters at a minimum.

A2.2 Exterior Elevations

- Revise label to “RELOCATED [OR NEW] FDC WITH APPROVED KNOX HARDWARE. COLOR TO MATCH...”

5. REAL PROPERTY

Darren Akrie | 303.739.7300 | darkie@auroragov.org | Comments in pink

- All Real Property comments have been satisfied.

6. TRAFFIC

Victor Rachael | vrachael@auroragov.org | 303.739.7309 | Comments in orange

- All Traffic comments have been satisfied.

7. CIVIL ENGINEERING

Kristen Tanabe, Project Engineer | 303.739.7306 | ktanabe@auroragov.org | Comments in green

- All Civil Engineering comments have been satisfied.



PUBLIC COMMENTS, CONCERNS, AND QUESTIONS

One comment was received from an outside agency referral:

Name: Donna George

Organization: Xcel Energy Public Service CO - Contract Row Processor

Address: 550 15th St, Suite 700 Denver, CO 80202

Phone: 303.571.3306

Email: donna.l.george@xcelenergy.com

<http://intraweb:80/DevelopmentPlanReviewAD/MyProjects/ViewFile.aspx?FileID=PvappJ/LGIY=>

June 1, 2018

City of Aurora Planning and Development Services

15151 E. Alameda Parkway, 2nd Floor

Aurora, CO 80012

Attn: Daniel Osoba

Re: Chick-fil-A at Eagles Nest Village Center CSP No. 3, Case # DA-1404-12

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the contextual site plan amendment for Chick-fil-A at Eagles Nest Village Center CSP No. 3. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the proposed project area. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via FastApp-FaxEmail-USPS (go to:

https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction. Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions with this referral response.

Donna George

Right of Way and Permits

Public Service Company of Colorado