



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

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May 3, 2018

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

**Re: Initial 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 April 9, 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 **Thursday, May 24<sup>th</sup>, 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](mailto: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\1404-12rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please provide a new parking calculation based on the new seating accommodations.
- No portion of the building may encroach into a dedicated easement to the City of Aurora.
- The Tree Mitigation value is \$272.32.
- Please see and respond to comments on the Civil Plan review.

### **Completeness and Clarity of the Application**

- Please include the Required Site Plan Notes on the plan.
- Update the Data Block to show the proposed changes to the building.
- All new plant material must be labeled on the plans.

### **1. PLANNING DEPARTMENT COMMENTS**

Dan Osoba | [dosoba@auroragov.org](mailto:dosoba@auroragov.org) | 303.739.7121 | Comments in teal box, teal text

#### **Cover Sheet C1.0**

- All the data in this table and the parking calculations must be amended to reflect the proposed changes to the site.
- Please remove the column of (N/A).
- The parking required is based on the seating accommodations. Please include the revised seating accommodations and update the calculation.
- It appears that 5 parking spaces and 2 handicap-accessible spaces are to be removed with the addition of the drive-thru. Based on your seating accommodations on site, staff will review if you are in compliance with parking standards. If you are not, you may request for a waiver within 10% of the required parking amount to be approved administratively. Any more than 10% will require approval at a Public Hearing at Planning Commission.
- Provide the required site plan notes as shown on sheet 2 of the original site plan. You may either show them on this cover sheet, or on a separate sheet.

#### **Site Plan C2.0**

- Seven (7) stacking spaces are required to be shown on this plan with a minimum of 4 of the 7 spaces designated for the drive-thru ordering station area.
- Please provide the setback dimension from the property line to the building front.

#### **Exterior Elevations A2.2**

- Is the stucco #2 to match the existing stucco?

### **2. LANDSCAPING**

Kelly K. Bish, PLA, LEED AP | [kbish@auroragov.org](mailto:kbish@auroragov.org) | 303.739.7189 | Comments in teal cloud box, black text

#### **Sheet L-10**

- All new plant material trees, shrubs and grasses must be labeled and cannot just be identified as a symbol.
- Make sure the hatching that identifies the existing plant material to remain matches the legend.
- Correct the typo as shown on the redlined plans.
- The city does not allow for contractor-related notes on the landscape plans as we do not review or approve landscape construction drawings.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS****3. FORESTRY**

Rebecca Lamphear | [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) | 303.739.7139 | Comments in purple

- There are several trees located on the property that will be impacted by construction on the south side of the project, these trees may require mitigation if construction activity is too close. Due to the size, location, and condition of trees on the site relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. Please indicate on the plan all trees that will be removed for the project. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting Fund. Below is the list of those trees that will require mitigation.
- 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. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.
- Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.
- **The caliper inches that will be lost are 11", but only 2" would be required for planting back onto the site. The mitigation value is \$272.32.**

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Golden Raintree	6	\$272.32		2
2	Colorado Blue Spruce	5	\$78.35	May not require mitigation but included incase removal is needed	1
3	Honeylocust	5	\$135.80	May not require mitigation but included incase removal is needed	2
<b>Total</b>		<b>11</b>	<b>\$272.32</b>		<b>2</b>

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

**4. LIFE SAFETY**

Neil Wiegert | 303.739.7613 | [nwiegert@auroragov.org](mailto:nwiegert@auroragov.org) | Comments in blue

**Site Plan Comments****Cover sheet C1.0**

- In the Site Data Block include the 2015 International Building Code occupancy classification (A-2) and the construction type (VB-SPK) of the existing structure and proposed addition to be built within this site, and that the existing building and addition are constructed with an automatic sprinkler system. Please add "vehicle" to note 9.



- Provide Standard City of Aurora Site Plan notes. Verify that they include the following:
  1. THE 2015 INTERNATIONAL FIRE CODE (IFC), SECTIONS 510.2 AND 1103.2, REQUIRE EXISTING BUILDINGS 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.
  2. 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".
  3. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.
  4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. 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. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
  5. 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.

***[Please note: The site plan notes listed above are not all the notes that are required to be on the plan. Please reference the required notes provided below.]***

#### **Site Plan Sheet C2.0**

- Clearly delineate the proposed addition from the existing building.
- Coordinate with the Utility Plan, show the existing, new, or relocated FDC with a "Y"-shaped symbol on the plan, and label as "FDC WITH APPROVED KNOX HARDWARE". If the FDC is being relocated, verify that its new location is still within 100 feet of an available fire hydrant.
- Revise "ADA" to "ACCESSIBLE".
- Label the easement as "23' ACCESS EASEMENT" to match the recorded plat.



- Re: Building addressing, indicate the locations of the existing “24400” street address number, typically either on a monument sign, or on the building elevations fronting primary site arrival points. If new construction requires the relocation of existing, or installing new address numbers, use a minimum of 8” high characters typically for the monument sign. Use a minimum of 8” high characters if it is placed on the primary building.

#### **Utility Plan PS1.0**

- Label as “KNOX BOX” as shown on the redlined sheet.
- Revise the label to “4” FIRE LINE DIP (PRIVATE).
- Please show the existing, new, or relocated FDC with a “Y”-shaped symbol on the plan, and label as “FDC WITH APPROVED KNOX HARDWARE”. If the FDC is being relocated, verify that its new location is still within 100 feet of an available fire hydrant.

#### **Exterior Elevations A2.1 & A2.2**

- Re: Building addressing, indicate the locations of the existing “24400” street address number, typically either on a monument sign, or on the building elevations fronting primary site arrival points. If new construction requires the relocation of existing, or installing new address numbers, use a minimum of 8” high characters typically for the monument sign. Use a minimum of 8” high characters if it is placed on the primary building.
- Please show the existing, new, or relocated FDC with a “Y”-shaped symbol on the plan, and label as “FDC WITH APPROVED KNOX HARDWARE”. If the FDC is being relocated, verify that its new location is still within 100 feet of an available fire hydrant.
- Provide a label and a square symbol with an “X” inside the square to show the location of the existing Knox box adjacent to the front main entrance doorway to the building and mounted 4-6 feet above the finished grade.

#### **Photometric Plan ES1.1**

- Add the following note to the Photometric Site Plan:  
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".
- Add the “accessible route” as a heavy dashed line to the photometric plan and verify the minimum 1-foot candle of illumination along its entire path.
- The “accessible route” is less than 1-foot candle of illumination within this area, and needs to be increased to a minimum of 1-foot candle.

#### **Landscape Plan L-1.0**

- Coordinate with the Utility Plan, show the existing, new, or relocated FDC with a “Y”-shaped symbol on the plan, and label as “FDC WITH APPROVED KNOX HARDWARE”. If the FDC is being relocated, verify that its new location is still within 100 feet of an available fire hydrant.
- Label the existing “KNOX BOX”.
- Label all existing fire hydrants.

#### **Landscape Details and Notes L-2.0**

- Add the following Fire Life Safety landscape notes:  
1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY



DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.

2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

3. FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT CURBS.

4. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

## 5. REAL PROPERTY

Darren Akrie | 303.739.7300 | [darkie@auroragov.org](mailto:darkie@auroragov.org) | Comments in pink

- No portion of your building addition may encroach into easements dedicated to the city.

## 6. TRAFFIC

Victor Rachael | [vrachael@auroragov.org](mailto:vrachael@auroragov.org) | 303.739.7309 | Comments in orange

- Please revise and update the plans per the comments in the Civil Plan review.

## 7. CIVIL ENGINEERING

Kristen Tanabe, Project Engineer | 303.739.7306 | [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) | Comments in green

- There are no comments at this time. If the plan changes significantly, there may be comments in your next submission.

## PUBLIC COMMENTS, CONCERNS, AND QUESTIONS

There were no comments received from the general public.

### **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. Commercial Projects built under the 2015 IBC:**

"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. 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. The City of Aurora enforces handicapped accessibility requirements based on the 2015 international building code, chapter 11, and the International Code Council (ICC) a117.1-2009.

*(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).*

#### **Accessibility Note for Commercial Projects Built under the 2009 IBC:**

"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. 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. The City of Aurora enforces handicapped accessibility requirements

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 systems 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.

BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.

**Note:** This form is also available online:

<https://www.auroragov.org/CityHall/FormsAndApplications/Development/index.htm>