



July 8, 2024

City of Aurora
Stephen Grubrud
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012

Re: QuikTrip 4238 (#2024-6006-00, 2024-6006-01, 2024-3004-00) / Response to Site Plan Submittal Comments

Dear Mr. Grubrud:

Thank you for taking the time to review our site plan submission for QuikTrip 4238 along with City staff and providing valuable feedback, which was received on June 13, 2024. Comment responses have been addressed on the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,
Norris Design

A handwritten signature in black ink, consisting of a stylized 'S' and 'W' followed by a period.

Stacey Weaks
Principal



SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address Repeat Comments from Public Works.
- Design of Monument Signs and Adherence to Electronic Message Board Requirements.
- Ensure Site Plan Matches Plat.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- a. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups during this review. The requirement for a First Review Neighborhood Meeting has therefore been waived.

Response: Thank you for your review.

- b. One comment was received from Xcel Energy during this review. Please see their comments attached at the end of this letter.

Response: Noted. Comment addressed.

2. Completeness and Clarity of the Application

Site Plan Comments

Sheet 1

- a. Please move the "Site Plan and Conditional Use" portion of the title above the legal land description.

Response: Updated as requested.

3. Zoning, Conditional Use, and Subdivision Comments

Site Plan Comments

Sheet 3

- a. There is I-1 zoning present between this parcel and I-70 to the northwest, please label accordingly.

Response: The adjacent property to the north is now labeled as I-1 zoning on Sheet 3.

4. Streets and Pedestrian Comments

- a. No further comments at this time.

Response: Thank you for your review.

5. Parking Comments

- a. No further comments at this time.

Response: Thank you for your review.

6. Architectural and Urban Design Comments

Site Plan Comments

~~Sheet 10~~ Sheet 19 → **Development Team Note: Architectural plans begin on Sheet 19, not Sheet 10**

- a. The materials table indicates 267 sf of EIFS, EIFS (synthetic stucco) is not an allowable material per UDO Section 146-4.8.6.C.

Response: Material has been updated to a real stucco system.



- b. Is it possible to enhance the east-facing elevation since this will face the interior road? Maybe some faux windows and red awnings to give it some texture, relief, and color?

Response: East elevation has been enhanced with faux windows and awnings.

7. Signage & Lighting Comments

Site Plan Comments

Sheet 1

- a. In the signage portion of the data block the total sign area is listed at 61 sf. However, the total wall sign area is shown as 352 sf and the monument is 122 sf between the two faces. Please either clarify or reconcile these totals.

Response: Signage square footage has been updated.

Sheet 18

- b. The requested monument signs contain Electronic Message Boards. Please review the following section of the City Code to ensure compliance: UDO Section 146-4.10.7.

Response: Noted, thank you.

- c. Proposed "Multi-Tenant Highway Sign" must meet monument sign standards to contain an EMB. This means that the sign would need to incorporate a solid base that at a minimum meets the same width and depth dimensions of the affixed sign. Additionally, exposed poles may not be used as a method for mounting.

Response: Highway sign has been removed.

- d. The maximum height of a sign for a multi-tenant site which fronts a freeway is 14 feet in accordance with UDO Section 146-4.10.5.E.1.

Response: Highway sign has been removed.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Site Plan Comments

Sheet 10

- a. 16 have been identified on the landscape plan. See red dots to indicate the trees.

Response: 17 trees have been identified on the landscape plan.

Sheet 11

- b. Why is this listed twice? (CHINKAPIN OAK)

Response: Duplicate has been removed.

- c. Must be 5-gallon when used in the curbside landscape. Please update the size.

Response: Updated to 5-gallon

Sheet 12

- d. There are too many grasses. Six shrubs are required, 30% can be grasses.

Response: Plantings have been updated



- e. Trees designated as mitigation. There are only 16, but the tree mitigation table indicates 17 have been provided.

Response: 17 trees have been provided, as indicated in the response to redlines.

- f. What is the purpose of this small segment of sidewalk? The code requires a tree here. The dumpsters have access from the drive aisle.

Response: This segment of sidewalk remains for connections from the fueling area and dumpsters to the rest of the site.

- g. Add some taller plant material here.

Response: Taller plant material have been added.

Sheet 13

- h. Add "Not for Construction."

Response: Not for Construction added.

- i. There doesn't appear to be a matchline or additional site information for this area. Remove?

Response: Matchline removed.

Sheet 14

- j. Add "Not for Construction."

Response: Not for Construction added.

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

- a. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

Response: A .dwg file is now provided with this submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

- 10. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan Comments

Sheet 3

- a. Curb and gutter aren't permitted within the fire lane easement. Revise the fire lane easement to only encompass the pavement.

Response: The fire lane easements have been adjusted to be within the curb.

Sheet 4



- b. Repeat: It appears that streetlights are being proposed as part of this plan. For Colfax, public streets shall have public streetlights in conformance with COA standards. Identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations

Response: Street lights are spaced and labeled on Sheet 4 to conform to COA standards. The roadway classification, land use, number of lanes, back to back curb width, pedestrian activity level, and pavement type have been included with the street labels on Sheet 4.

- c. Add the EDN: 224100.

Response: EDN is now included.

- d. Repeat: Show the full extent of the proposed improvements, specifically the sidewalk. A sidewalk is required along the full frontage of the subdivision.

Response: A new Sheet 5 has been added to the set to show the sidewalk improvements further east along the property frontage.

Sheet 6

- e. Repeat: Remove the trench drain and private inlets from public ROW.

Response: The private inlets and trench drain have been shifted north to be out of the ROW.

Sheet 12

- f. Remove all copyrights, typical.

Response: The copyright notes have been removed from the title block.

11. Traffic Engineering (Dean Kaiser/ 303-739-7584 /djkaiser@auroragov.org / Comments in amber)

Traffic Impact Study Comments

Sheet 3

- a. Is this a retaining wall of some sort? Provide the truck truck-turning template depicting trucks backing in or out of these western spaces.

Response: The line referenced is a trench drain that discharges to an oil/water separator. Truck turning templates are now provided on sheets 3 and 4.

- b. Call out striping.

Response: Striping is now labeled.

- c. Call out crosswalk.

Response: Crosswalks are now labeled.

Sheet 4

- d. Call out gore markings.

Response: Gore markings are now labeled.



- e. This is the proposed new Picadilly being rebuilt here (EDN 20230630).
Response: Thank you for clarifying. Picadilly is the correct name of the street.
- f. Relocate/ locate signs and stop bar four feet from the crosswalk.
Response: Stop signs and stop bars have been shifted to be 4' from the crosswalks.
- g. Confirm: Two-way access?
Response: Correct, a two-way access is proposed here. The truck turn template has been revised to show that two-way access is achievable.
- h. Crosswalks and ramps need to be closer to the intersection for ped safety. Turning motorists need to see peds at ramps closer during turning maneuvers.
Response: The crosswalk and ramps have been shifted closer to the intersection.

Sheet 9

- i. See appropriate signage to use.
Response: The signage details have been updated to match.

Traffic Impact Study

- j. 2024-06-05 (DJK) reviewed, report acceptable. Highlighted several long queues in the queuing matrix, know that future signal adjustments will be made with other development applications.
Response: Thank you for your review and acceptance of the Traffic Impact Study.

12. Fire / Life Safety (Steve Kirchner/ 303-739-7489 / skirchn@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 2

- a. Repeat request to add this note. Place the word INFLUENCE between the words EXCEEDING and UNDER.
Response: Note added as requested. Please note that QuikTrip does not believe this study is needed in this case. Our buildings are made to block out noise and we are far from any other uses.

Sheet 3

- b. ESO locations are not compliant with the provided notes.
Response: ESO locations have been relocated from the canopy columns to be compliant. Two are located on the building. One is located west of the automotive canopy and one is located east of the truck diesel canopy.

Sheet 4

- c. See note on sheet 3 regarding ESO placement.
Response: ESO locations have been relocated from the canopy columns to be compliant. Two are located on the building. One is located west of the automotive canopy and one is located east of the truck diesel canopy.



Sheet 6

- d. Please provide more grade percentages for the accessible route in this area.
Response: Additional grade percentages are now provided for the accessible route. More detailed grading will also be provided with the Construction Documents.

Sheet 23

- e. The Accessible route does not match what is shown on other site plan sheets. Please correct.
Response: The accessible routes are now shown to match the Site Plan Sheet. The ADA routes are shown with an "ADA" linestyle and the means of egress illumination accessible route is shown with a thick, dashed linestyle. Per the 2021 IBC Section 1006, "The means of egress, including the exit discharge shall be illuminated at all times the building is occupied. The means of egress illumination level shall not be less than 1 foot-candle at the floor level, and continuing to the 'public way'".

13. Aurora Water (Alicia Caton/ 303-807-8869 / acaton@auroragov.org / Comments in red)
Site Plan Comments

Sheet 1

- a. This site plan will not be approved until the preliminary drainage report is approved.
Response: The drainage report has been revised and resubmitted for approval.

Sheet 6

- b. How is access being provided to the pond? Now it appears these maintenance ramps do not connect to a maintenance path or the parking lot.
Response: The maintenance access paths have been extended to connect to the parking lot.

Sheet 7

- c. This should be a 26-foot water and sanitary easement. In general, easements are to be named based on the utility within them.
Response: The easement name has been corrected.

Sheet 8

- d. Light poles will need to be eight feet from water or sanitary mains.
Response: The light pole has been moved to be eight feet from the water and sanitary lines.
- e. What is this connecting to?
Response: This is a controlled discharge to the existing grass swale running parallel to the Highway/Colfax Ave. A flared end section has been added to the end of the pipe.



- f. Include a callout on this sheet as well indicating this as a service line from the building to yard hydrants.

Response: A label has been added.

- g. Include easement dimensions.

Response: Dimensions have been added for the pocket easement.

- h. If this hydrant is meant to serve the public road, then it should be between the back of curb. See Section 16.05.4 for additional information.

Response: The hydrant has been moved to be 3.5' off of the curb.

- i. Advisory: Pipe material will be reviewed with the civil plans which need to have resistivity information provided on them.

Response: Thank you for the heads up. We have removed the pipe material labels from the set.

- j. Call out dimensions for the water and sanitary easement.

Response: Easement dimensions have been added.

Sheet 12

- k. See the previous comment regarding hydrant placement. It may be difficult for firefighters to access this hydrant when surrounded by trees and large shrubs.

Response: The hydrant has been moved to be 3.5' off of the curb.

14. PROS (Addison Petti/ 303-739-7147 / apetti@auroragov.org / Comments in mauve)

- a. Approved, no further comments at this time.

Response: Thank you for your review.

15. Land Development Services (Roger Nelson / 720-587-2657/ ronelson@auroragov.org / Comments in magenta)

Site Plan Comments

Sheet 3

- a. Match plat, plat shows N34°03'03"E?

Response: The labels have been revised to match the plat.

- b. Confirm: Plat shows S64°35'28"E?

Response: The labels have been revised to match the plat.

- c. 334.46'?

Response: The labels have been revised to match the plat.

- d. Label B&D.

Response: The labels have been revised to match the plat.

Sheet 4

- e. Plat shows N44°47'37"W.

Response: The labels have been revised to match the plat.



- f. N00°28'46"E?
Response: The labels have been revised to match the plat.
- g. Distance to lot line.
Response: The labels have been revised to match the plat.
- h. Label the easement to match the plat.
Response: The labels have been revised to match the plat.
- i. Confirm Road Name? Picadilly is easterly of Lot 2.
Response: Picadilly is the correct name for this street.
- j. Confirm/ label easement.
Response: This is a conduit for the power washer. The linestyle has been revised to show WTR.

Plat Comments

Sheet 1

- k. A portion of? (some of Keil Subdivision has previously been dedicated as ROW).
Response: All of Keil Subdivision is being replatted, except the CDOT dedications. Revising to "A Portion of Keil Subdivision" would suggest/imply that there are remaining portions that were not included in the replat. No change made.
- l. COA does not want to see the historical description and only requires that record B&D's be shown in the graphics.5.b. Be a metes and bounds description of the exterior boundaries (no plus or minus distances will be accepted). Distances must be given to the nearest hundredth of a foot.
Response: Revised the legal description by removing the historic legal description, as requested.
- m. Place the three required curve elements in the associated course.5.c. Show all curved boundaries by using a delta, radius, and arc length. If the curve is non-tangent, add the radial bearing or chord bearing and chord distance.
Response: All curves are described with and contain the following: Radius, Delta Angle and Arc Length, in non-tangent, then the chord and chord distance are added.

The comment above has arrows pointing to the Radius, Delta Angle and Arc Length, with the chord information added. Please clarify as to what is needed or missing.
- n. line table shows 84.30'?
Response: Verified distance and revised accordingly, as requested.



- o. Show on map: Adams County, Arapahoe County.
Response: Added Counties to map, as requested.
- p. Label all abutting city limits lines, counties, townships, and ranges.
Response: Added Streets that currently exist to the map, as requested.
- q. Show on map: T3S, T4S.
Response: Added Townships to map, as requested.
- r. The vicinity map must show the outline of the property being subdivided and its relationship to existing street rights-of-way (with street name labels) within a ½ mile. Include a north arrow and distance ratio. If not to scale, add a label stating "NTS". Checklist Item #3. (Change the scale if necessary).
Response: Added Counties to map and updated scale.
- s. (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.) (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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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. (Advisory Comment) Send in the Certificate of Taxes Due to 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 2024 Subdivision Plat Checklist Item #19.a. Send in the State Monument Records for the aliquot corners used in the plat. See the red line comments on the plat and site plan.
Response: Noted

Sheet 2

- t. Label Bearing: S43°52'01"E?
Response: The bearing is contained in line table Item L5. Added bearing to the line, as requested.
- u. Existing boundary is not required to be shown. This sheet is unnecessary.
Response: Although not required, would like to keep as it pertains to the boundary establishment
- v. Possibly check road proclamations.
Response: Thank you for the suggestion
- w. Continue working to locate recording information.
Response: Still researching for the recording information



- x. Continue working to acquire this monument. Per COA 2023 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision's external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or ¼ Section) Corner Section 38-51-106(1)(f), C.R.S., which requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."

Response: Will continue working on recovering the monument and add the information to the plat, as requested.

Sheet 3

- y. P.O.B.?

Response: Labeled the POB of the Subdivision Boundary description on this sheet, as requested.

- z. Sheet 2 Areas: 575,715 SQ. FT. & 13.217 AC Sheet 3 Areas 575,578 SQ. FT. & 13.213 ACROW137 SQ. FT. & 0.003 AC 575,715 SQ. FT. & 13.216 AC CLOSURE 575,716 SQ. FT.?

Response: Since the square footage is shown only to the nearest foot, the differences are due to rounding. Revised the lot areas to match the overall area total, as requested.

- aa. Label distances.

Response: Added distance, as requested.

Sheet 4

- bb. Are these supposed to be parallel to the lot line?

Response: Civil team has revised the fire land & access easement, as requested.

- cc. Sheet 3 calls for Drainage?

Response: Revised label to Drainage Easement, as requested.

Sheet 5

- dd. Insert N and W where indicated.

Response: Revised the bearing direction, as requested.

16. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- a. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still requests a minimum 10-foot-wide utility easements around the perimeter of the platted lots for Quiktrip 4238 Colfax and I-70.

Response: A 10' wide utility easement is now provided around the perimeter.

- b. PSCo also still requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering



Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Response: Added the above note to the plat as new General Note No. 14, as requested.

- c. The property owner/developer/contractor is reminded to:
 - i. complete the application process for any new natural gas or electric service, or modification to the existing overhead electric distribution facilities including relocation and/or removal via xcelenergy.com/InstallAndConnect
 - ii. contact a Right-of-Way Agent for additional easements that may need to be acquired by separate PSCo document for new facilities
 - iii. contact Colorado 811 for utility locates prior to construction

Response: Understood; thank you for your review.

End of Comment Response