



August 9, 2024

City of Aurora
Steve Timms
15151 E Alameda Pkwy
Aurora, CO 80012

Re: QuikTrip #4245 Fourth Submittal Comment Response

Dear Mr. Timms:

Thank you for taking the time to review the fourth submittal for QuikTrip #4245. We received comments and valuable feedback on May 6, 2024. We met with numerous members of staff to revise our plans and refine the design. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, sweaks@norris-design.com.

We look forward to working with you to make this project a success.

Sincerely,
Norris Design

Stacey Weaks
Principal

Response Key



FOURTH SUBMISSION REVIEW
PLANNING DEPARTMENT COMMENTS
303-739-7250

Planning Department General Comments

At this time, we are now ready to schedule you for an upcoming Planning Commission hearing. At this time, staff would propose Wednesday, June 12th for the Planning Commission date. Please let me know at your earliest convenience if that date works for your team. After the PC hearing, and assuming that PC votes for approval, a technical submission dealing with the remaining comments can occur. In addition, I will be glad to schedule a meeting where we can discuss how the no recommendation works for PC.

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.

Response:

Community Questions, Comments, Concerns

1. No additional community questions at this time.
Response: Noted thank you.

2. Narrative
 - a. No additional comments at this time.
Response: Thank you for your review.

3. Site Plan and Conditional Use Comments
 - a. Sheet 14: The colored elevations have changed from the last submittal and the removal of the faux windows and awnings are not supported by staff. The black and white renderings still shows these important features. Please add them back to the color renderings based on the previous submittals.
Response: Colored elevations included.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)
Sheet 8
 - a. No additional comments at this time.
Response: Thank you for your review.

5. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)
 - a. 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)

Response: The requested file was received by the City of Aurora in May 2024.

- b. 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: The requested file was received by the City of Aurora in May 2024.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Sergio Um/ sum@auroragov.org/ Comments in green)

- a. No additional comments at this time.

Response: Thank you for your review.

7. Traffic Engineering (Jason Igo/ jigo@auroragov.org / Comments in orange)

- a. No additional comments at this time.

Response: Thank you for your review.

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

Site Plan Comments-Sheet 21

- a. Please identify the exit discharge route on the photometric sheet.

Response: The exit discharge lighting as described in 'NOTE:' is shown at egress points (e.g., SOFF).

Sheet 3

- b. You have the area around the pumps listed as ADA-accessible. A crosswalk is needed for access between the pumps and the building. Please see the photometric sheet. (This may be an already address old comment).

Response: The crosswalk has been added. Please refer to the SITE PLAN sheet.

- c. Set the existing hydrant back from the curb per the notes provided. (This may be an already addressed old comment).

Response: Comment addressed. The existing fire hydrant should remain. It has been dimensioned and is located 5.5' from the proposed back of curb. This is within range (i.e., less > 3'6" and < 8').

9. Aurora Water (Daniel Pershing/ dpershing@auroragov.org/ Comments in red)

- a. No additional comments at this time.

Response: Thank you for your review.



10. Forestry (Rebecca Lamphear/ 303-739-7139/ rlamphea@auroragov.org/ Comments in purple)

- a. Keep screen walls at least 11' from existing trees.
Response: Proposed screen walls have been revised to be 11' from existing trees. Thank you for your review.
- b. Aurora Forestry cannot approve the plan until tree mitigation has been paid.
Response: Tree mitigation has been paid in the required amount to Aurora Forestry on 06/11/2024.

11. Land Development Services Easements (Grace Gray/ ggray@auroragov.org / Comments in magenta)

- a. Easements by separate document have not been started. Easement dedications are to be submitted to DEDICATIONPROPERTY@AURORAGOV.ORG , Releases are to be submitted to: RELEASEEASEMENTS@AURORAGOV.ORG
Response: Comment acknowledged. Lamp Rynearson is working with the Altura Land Consultants on easement dedication and vacation documents and will submit once they are complete.

End of Response to Comments