



Friday - October 11, 2019

Sent Via: Other: Electronic Submittal

Mr. Christopher Johnson, Planner I
CITY OF AURORA
15151 East Alameda Parkway, Suite 2300
Aurora, Colorado 80012

RE: **Initial Review Comment Response & 2nd Submittal**
Southeast Commons Subdivision Filing No. 8 - Replat
SEC East Evans Avenue and South Abilene Street
Application #: DA-1013-14, Case #: 2019-3049-00

Greetings Mr. Johnson:

Thank you for forwarding your Team's Replat Submittal Review Comments dated October 8, 2019. Our team has reviewed the comments and worked to revise the plat to accommodate the comments, suggestions, and recommendations provided.

This letter shall serve our 2nd Submittal Cover Letter and point-by-point Response Letter to your October 8th Staff Review Summary letter (your team's comments are provided in black, serif font; our responses are provided in blue, serif font proceeded with "**RESPONSE:**" for ease of review).

REDLINE COMMENTS

1. Fire/Life Safety

1A. Replace note 5 with the following:

"THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE/SHE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE/SHE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE - NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE."

RESPONSE: Per an email from Maurice Brooks with City of Aurora's Public Works Department – Real Property Services, dated Friday, October 11th, we are keeping the City's standard language for Note 5 until a internal discussion is made between Real Property and Life Safety to determine the final direction moving forward.

2. Civil Engineering

2A. Confirm that water service line feeding the indicated meter is located on the property it serves. Service lines cannot cross property boundaries. (typical)

RESPONSE: Both Water and Sanitary Service Lines are for both lots are solely within their property per the Approved Site Plan for Outback Steakhouse and Carrabba's Italian Grill, COA #1996-6010-04.

3. Real Property

3A. Add the names of all public streets within ½ mile of the site. Delete the names of businesses or buildings shown on the map.

RESPONSE: Acknowledged, the vicinity map been revised.

3B. Update the date in the Title Commitment to be within 120 calendar days of the plat approval date.

RESPONSE: Acknowledged, the plat now reflects an update title commitment which is also included with this submittal.



3. Real Property (continued)
- 3C. Revise margins to meet Arapahoe County formatting requirements. 24"x36" sheets, with a 2" left margin and 1/2" margins on all other sides.
RESPONSE: Acknowledged, the margins have been adjusted.
- 3D. Change Chapter 147 to Chapter 146 in the covenants.
RESPONSE: Acknowledged, the Chapter reference has been corrected.
- 3E. Delete the indicated line in the signature block. Change City Attorney to City Engineer.
RESPONSE: Acknowledged, the signature block has been revised.
- 3F. Label the indicated easement.
RESPONSE: Acknowledged, the easement label has been revised.
- 3G. Add the indicated portion of the curve in the lot. Add the curve data for the indicated portion of the curve in this lot.
RESPONSE: Acknowledged, additional easement dimensions have been added.
- 3H. Review and address all comments on distances shown on the plat.
RESPONSE: All distances have been confirmed. As agreed upon with Maurice Brooks, a Surveyor's Note has been added to clear up any possible future confusion.
4. Xcel Energy
- 4A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat for Southeast Commons Subdivision F8 and has no apparent conflict with the lot split.
RESPONSE: Thank you.

We trust you and your team will find the revised documents and the responses provided above acceptable and look forward to receiving your approval. If, during your review, you have questions or wish to discuss the information provided above in greater detail, please feel free to contact me (my email, and office phone contact information is provided below). Thanks – and have a **FANTASTIC** day!!

Sincerely,

ENGINEERING SERVICE COMPANY

A handwritten signature in blue ink, appearing to read "John D. Perry", is written over a light blue horizontal line.

John D. Perry
Sr. Engineering Technician | CAD Manager
Phone: 303.337.1393, x-103 | Fax: 303.337.7481
Email: jperry@engineeringserviceco.com



HELP CONSERVE OUR NATURAL RESOURCES!

LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 1, BLOCK 4, SOUTHEAST COMMONS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED DECEMBER 21, 1982, IN BOOK 60 AT PAGES 28 AND 29, RECEPTION NO. 2231314, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 1, FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 1 BEARS N89°49'43"W, 504.21 FEET, THENCE N89°49'43"W, 504.21 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF;

THENCE N00°58'01"E, 208.29 FEET ALONG THE WEST LINE OF SAID LOT 1 TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, 31.4 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 20.0 FEET, A CENTRAL ANGLE OF 89°12'42" AND BEING SUBTENDED BY A CHORD THAT BEARS N45°34'22"E, 28.09 FEET;

THENCE S89°49'17"E, 480.36 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT FROM WHICH THE POINT OF BEGINNING BEARS S00°10'43"W, THENCE S00°10'43"W, 299.92 FEET TO THE POINT OF BEGINNING.

AREA = 3.456 ACRES, MORE OR LESS.

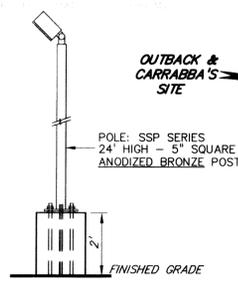
LEGAL DESCRIPTION PREPARED BY:
EWALD ROSIN, PLS #7635
DREXEL BARRELL & COMPANY
4840 PEARL EAST CIRCLE #14
BOULDER, COLORADO 80301-2475
(303) 442-4338

HATCH LEGEND

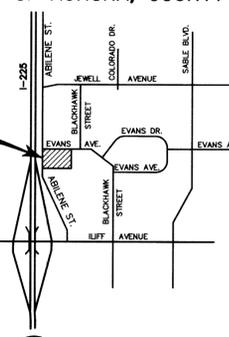
- 4" CONCRETE SIDEWALKS
- 6" CONCRETE PAVEMENTS
- LANDSCAPED AREAS, RE: LANDSCAPE PLANS

- LEGEND**
- PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED SITE LIGHTING STANDARDS
 - PROPOSED MANHOLE
 - PROPOSED INLET
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER METER
 - PROPOSED GATE VALVE W/ BOX
 - EXISTING ELECTRIC LINE
 - EXISTING UTILITY LINE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING LIGHT POLE
 - EXISTING MANHOLE
 - EXISTING TREES TO REMAIN
 - RE: LANDSCAPE DRAWINGS
 - ACCESSIBLE ROUTE FROM R.O.W.
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - NUMBER OF PARKING STALLS IN ROW

SITE LIGHTING STANDARD



VICINITY MAP



OUTBACK STEAKHOUSE AND CARRABBA'S ITALIAN GRILL SITE PLAN

2066 SOUTH ABILENE STREET AND 2088 SOUTH ABILENE STREET, RESPECTIVELY
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES:

- 1) THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF 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) 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.
- 5) 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.
- 6) ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34-122 AND 34-129 OF THE AURORA CITY CODE.
- 7) A RAISED PARAPET ROOF WILL SCREEN ROOFTOP MECHANICAL UNITS FROM VIEW ON BOTH BUILDINGS. NO PORTION OF THE UNITS ON THE OUTBACK STEAKHOUSE BUILDING WILL EXTEND ABOVE THE PARAPET. A MAXIMUM OF 6 INCHES OF THE UNITS WILL EXTEND ABOVE THE PARAPET OF THE CARRABBA'S BUILDING, AND THE PORTIONS OF THESE UNITS WHICH EXTEND ABOVE THE PARAPET WILL BE PAINTED TO MATCH THE BUILDING.
- 8) 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 UNOBTURATED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA 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.
- 9) ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES 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 SUBMITTANTLY AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, THE SITE PLAN MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- 10) FINAL GRADING MUST BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

- 11) 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.
- 12) THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 13) ALL SITE LIGHTING WILL BE DOWNCAST 400 WATT, METAL HALIDE FIXTURES, MOUNTED ON A 24' HIGH POLE.
- 14) PORTLAND CEMENT SIDEWALKS ARE PROPOSED FOR THIS LOCATION. THE PARKING AREAS AND THE DRIVE AREAS WILL BE CONSTRUCTED OF FULL DEPTH ASPHALT. CONCRETE PAVEMENT WILL BE INSTALLED INSIDE AND IN FRONT OF THE TRASH ENCLOSURE.
- 15) LANDSCAPING WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.
- 16) THE APPLICANT/PROPERTY OWNERS SHALL BE RESPONSIBLE FOR FUNDING 50% OF THE SIGN INSTALLATION COSTS (NOT TO EXCEED \$27,500) AT THE ABILENE/EVANS INTERSECTION IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE WARRANTS NO. 1 THROUGH 10 AS ILLUSTRATED IN THE 1988 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. EVANS AVENUE APPROACH TRAFFIC SHALL BE COMPRISED OF THE LEFT-TURN MOVEMENTS AND 50% OF THE RIGHT-TURN MOVEMENTS FOR WARRANT PURPOSES. THIS OBLIGATION SHALL REMAIN IN EFFECT FOR A PERIOD OF FIVE (5) YEARS FROM THE RECORDED DATE OF THE SITE PLAN.
- 17) ALL FIRE DEPARTMENT CONNECTIONS ON BOTH BUILDINGS SHALL BE THE FLUSH MOUNT TYPE.
- 18) ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE, 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 SLOPE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. THE ACCESSIBLE EXTERIOR ROUTES SHALL COMPLY WITH UBC CHAPTER II, APPENDIX II, AND CABO/ANSI I17.1.

PLANNING COMMISSION VARIANCE
INSTALL MORE SIGN AREA THAN PERMITTED BY CODE:
REQUEST A WAIVER FROM SECTION 41-686.6
PERMITTED MAXIMUM SIGN AREA:

OWNER'S ACKNOWLEDGEMENT

THIS SITE PLAN, AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE. THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY, AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN. ANY VIOLATION OF ANY OF THE PROVISIONS OF THIS PLAN SET FORTH HEREIN, ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, H.C. PROPERTIES U.S.A., INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 4TH DAY OF JUNE A.D. 1996.
H.C. PROPERTIES U.S.A., INC.
BY: *Robert P. Lacy*
ROBERT P. LACY
EXECUTIVE VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF ARAPAHOE
I, *Doreen M. Vold*
Doreen M. Vold
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/11/99 ADDRESS: 10000 E. 1st Ave., Suite 200, Aurora, CO 80012

CITY OF AURORA APPROVALS

CITY ATTORNEY: *Bob Ryan* DATE: 6-18-96
PLANNING DIRECTOR: *James A. Balka* DATE: 6-18-96
PLANNING COMMISSION: *Michelle E. Hill* DATE: 3-27-96
CITY COUNCIL: *James A. Balka* DATE: 6-19-96
ATTEST: *Doreen M. Vold* DATE: 6-18-96
CITY CLERK

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT _____ O'CLOCK _____ M. THIS DAY OF _____ A.D. 19__

CLERK AND RECORDER _____
DEPUTY _____

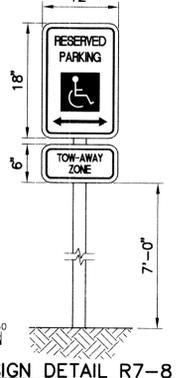
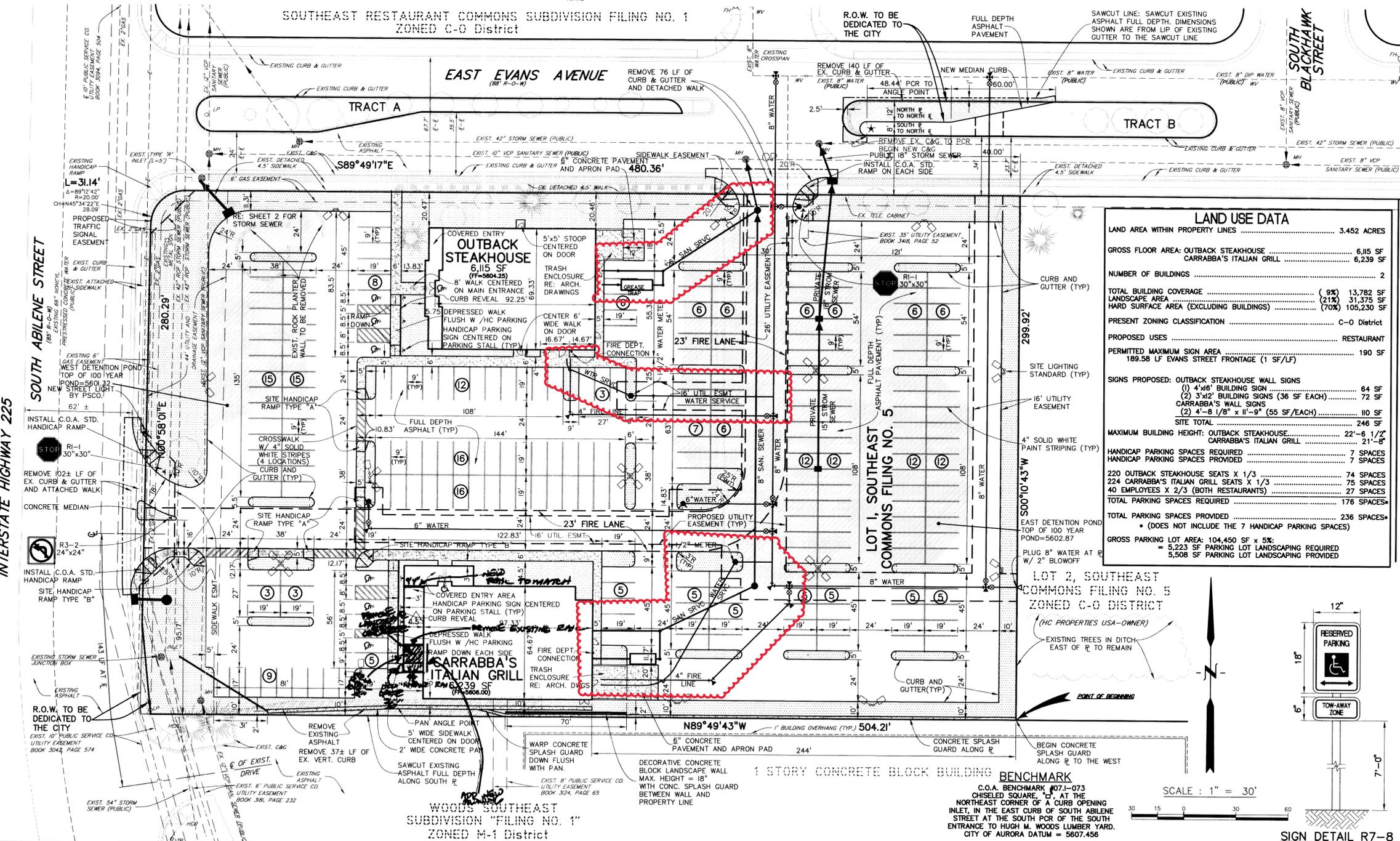
ADMINISTRATIVE AMENDMENTS

8-19-96
All crossings of encroachments by private landscape irrigation lines or systems 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.

- 6/19/02 1 Extend the patio. Relocate the existing railing. Add new railing to enclose the patio.
- 6/19/02 2 Add 5 tables, with 4 chairs each. A total of 20 seats.
- 6/19/02 3 Remove existing landscape on the south end of the patio. Lay concrete in its place.
- 6/19/02 4 Add pear trees and junipers along the West side walk landscape.
- 6/19/02 5 Remove existing carryout neon sign. Add a new awning to enclose the existing walkway. Relocate neon carryout sign into new awning.

LAND USE DATA

LAND AREA WITHIN PROPERTY LINES	3.452 ACRES
GROSS FLOOR AREA: OUTBACK STEAKHOUSE	6,115 SF
CARRABBA'S ITALIAN GRILL	6,239 SF
NUMBER OF BUILDINGS	2
TOTAL BUILDING COVERAGE	(9%) 13,782 SF
LANDSCAPE AREA	(21%) 31,375 SF
HARD SURFACE AREA (EXCLUDING BUILDINGS)	(70%) 105,230 SF
PRESENT ZONING CLASSIFICATION	C-0 District
PROPOSED USES	RESTAURANT
PERMITTED MAXIMUM SIGN AREA	190 SF
189.58 LF EVANS STREET FRONTAGE (1 SF/LF)	
SIGNS PROPOSED: OUTBACK STEAKHOUSE WALL SIGNS	
(1) 4'x6' BUILDING SIGN	64 SF
(2) 3'x2' BUILDING SIGNS (36 SF EACH)	72 SF
CARRABBA'S WALL SIGNS	
(2) 4'-8" x 11'-9" (55 SF/EACH)	110 SF
SITE TOTAL	246 SF
MAXIMUM BUILDING HEIGHT: OUTBACK STEAKHOUSE	22'-6 1/2"
CARRABBA'S ITALIAN GRILL	21'-8"
HANDICAP PARKING SPACES REQUIRED	7 SPACES
HANDICAP PARKING SPACES PROVIDED	7 SPACES
220 OUTBACK STEAKHOUSE SEATS X 1/3	74 SPACES
224 CARRABBA'S ITALIAN GRILL SEATS X 1/3	75 SPACES
40 EMPLOYEES X 2/3 (BOTH RESTAURANTS)	27 SPACES
TOTAL PARKING SPACES REQUIRED	176 SPACES
TOTAL PARKING SPACES PROVIDED	236 SPACES*
* (DOES NOT INCLUDE THE 7 HANDICAP PARKING SPACES)	
GROSS PARKING LOT AREA: 104,450 SF X 5%:	
5,223 SF PARKING LOT LANDSCAPING REQUIRED	
5,508 SF PARKING LOT LANDSCAPING PROVIDED	



Prepared By:
Drexel Barrell
Engineers Surveyors
4840 PEARL EAST CIRCLE, SUITE 14 BOULDER, COLORADO 80301
740 WOOTEN ROAD, #108 COLORADO SPRINGS, COLORADO 80915
Incorporated (303)442-4338 (719)591-9151

OUTBACK STEAKHOUSE
2066 S. ABILENE ST. AURORA, COLORADO

CARRABBA'S ITALIAN GRILL
2088 S. ABILENE ST. AURORA, COLORADO

Prepared For:
OUTBACK STEAKHOUSE, INC.
550 N. RED STREET TAMPA, FLORIDA 33609
(813) 282-1225

DESIGNED BY: DJB
DRAWN BY: DJB
CHECKED BY: DJB

REVISIONS - DATE CITY COMMENTS
13 MAY 1996
5 MAY 1996
19 MAR 1996
12 MAR 1996
28 FEB 1996

FINAL SITE DEVELOPMENT PLAN

DATE: 31 JAN 1996 JOB NO: E4713/E4716
SCALE: 1" = 30' DRAWING NO: 4D 749 SHEETS: 7

Adm. Amdt. 9-19-96 Minor Amendment - 6/19/02

OUTBACK STEAKHOUSE & CARRABBA'S 96-6010-1