



Planning Division
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AuroraGov.org

March 14, 2025

Jessica Glavas
QuikTrip Corporation
12000 Washington Street
Thornton, CO 80241

Re: (Third) Submission Review: QUIKTRIP 4217 - ISP AND PLAT
Application Number: DA-2399-00
Case Numbers: 2024-6046-00 (ISP) / 2024-3058-00 (PLAT)

Dear Jessic Glavas:

Thank you for your **third** submission, which we started to process on February 25, 2025. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 28, 2025

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

The estimated Planning & Zoning Commission hearing date will be based on your next submission. 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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7133 or akarabas@auroragov.org.

Sincerely,

Ani Karabashian
Planner 1
City of Aurora Planning Department



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update Landscape Requirements Table (see Item 1A)
- Minor Traffic Impact Study comment (see Item 4A)
- Extended Fire Lane easement with a "Temporary" Gravel Surface (see Item 5C)
- Reach Out to Aurora Water (see Item 6B)
- Tree Mitigation (see Items 7B-7D)
- Highlighted portion of the legal description not needed (see Item 8A)

PLANNING DEPARTMENT COMMENTS

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

Site Plan Comments

Sheet 11

1A. Update the Landscape Requirements table per the review comments provided.

Sheet 12

1B. Remove the note regarding street trees as street trees are not being provided.

1C. While the response to the previous review comments indicates that the shrubs have been placed within edger, there does not appear to be any edger included for the shrubs provided within the detention basins.

Sheet 13

1D. Shift and/or adjust trees as it appears the trees are over the utilities entering the site from the street.

Sheet 14

1E. Shift and/or adjust trees as it appears the trees are over the utilities entering the site from the street.

1F. This storm line was not proposed in the prior submittal. The street trees should be located along the back of walk.

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

Please upload the following information in the next resubmittal, do not wait until the final submittal.

2A. 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)

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

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Sara Siggue / 303-739-1958 / ssiggue@auroragov.org / Comments in green)

3A. Comments Addressed.



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

- 4A. Minor Traffic Impact Study comment regarding 38th & Chambers safety assessment. Text needs to be adjusted to note mitigation measure to be addressed by applicant as site traffic will exacerbate conditions at the intersection.
- 4B. Minor Site Plan comment to note SE corner mast arm layout needs to be identified correctly.
- 4C. Ready for Tech Referral.

5. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 3 Overall Site Plan

- 5A. It is the preference of Fire Life Safety for the existing Fire Lane Easement shown to extend through the highlighted area and continue to Chambers Road rather than extend to the north with a temporary gravel surface.
- 5B. Please show the hydrant spacing along the Private Drive.
- 5C. If the Fire Lane easement is extended as shown with a "Temporary" Gravel Surface a complete detail of the Temporary Fire Lane easement must be provided. The details must specify the material used and be rated for 85,000 lbs.

Sheet 4 Detailed Site Plan

- 5D. If the Fire Lane Easement is extended as shown with a "Temporary" Gravel Surface a complete detail of the Temporary Fire Lane easement must be provided. Stabilized Gravel Roadway is not recognized. Please show Colorado Road Base #6 and be capable of withstanding the 85,000-pound load of the Fire Apparatus.

Sheet 5 Detailed Site Plan

- 5E. Provide "No Parking Fire Lane" signs on alternating sides of the street every 50 feet.

Sheet 6 Detailed Site Plan

- 5F. Provide "No Parking Fire Lane" signs on alternating sides of the street every 50 feet.

6. Aurora Water (Ashley Duncan / 720-859-4319/ aduncan@auroragov.org / Comments in red)

- 6A. ADVISORY: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.
- 6B. All outstanding Aurora Water comments were made after discussion with supervisor. Please reach out to me (aduncan@auroragov.org) to schedule a meeting if you would like to discuss any of the comments.

Site Plan Comments

Sheet 7

- 6C. Show and label existing water and sanitary main.
- 6D. Any relocated hydrant shall be replaced with new. Show lateral connection from existing main from south, not from Chambers Rd. If hydrant isn't within ROW, an easement is required.
- 6E. This is an existing water main. Show and protect in place. If it's going to remain, depict dedicated easement. It appears there are conflicts with new proposed easements. If it's going to be removed, identify the removal, the line will need to be capped at the main, and you'll need to release the easement.
- 6F. There is an existing storm main in approx this alignment. Identify removal of the storm line and release the easement.
- 6G. Label existing water and sanitary mains.
- 6H. Verify if this existing sewer line was ever installed. Otherwise, this project will be responsible to install and extend south to E 35th Ave.
- 6I. Show existing fire hydrant. Protect or cap and abandon at main.

Sheet 8

- 6J. Incorrect leader (see redline on site plan)
- 6K. Remove existing hydrant.
- 6L. Show existing fire hydrant. Protect or cap and abandon at main.
- 6M. Verify if this existing sewer line was ever installed. Otherwise, this project will be responsible to install and extend south to E 35th Ave.



Sheet 9

- 6N. Do not make new connection to main within Chambers Road. Connection shall be made from waterline that is connected to existing hydrant, that will be removed as part of this Project. If new waterline will be outside of ROW, then new Easement will be required.
- 6O. Incorrect Label (see redline on site plan).
- 6P. Install new sanitary main to intersection of E 35th Place.
- 6Q. Install new water main from approximately E 35th Place to connect to water main proposed by Ge'ez at E 35th Ave.
- 6R. Adjacent Ge'ez Project (RSN 1779915) has proposed a water and sanitary main along E 35th Ave, extending to Helena St. Coordinate with them, install tee connections as needed.

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

7A. Applicant is working with consulting arborist and will be submitted with next round.

Comments from my last review:

- 7B. The tree mitigation Table P. 20 only has the inventory. Update the tree mitigation chart, add the appraisal that includes both the mitigation fee and inches required. You are required to hire a Consulting Arborist to conduct the tree inventory and appraisal.
- 7C. 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.
- 7D. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Please contact Aurora Forestry if you have any questions.

8. Land Development Services (Rebecca Westerfield / 303-739-7325 / rwesterf@auroragov.org / Comments in magenta)

Plat Comments

Sheet 1

- 8A. Highlighted portion of the legal description is not needed.
- 8B. Vicinity Map – label roads.
- 8C. Title Commitment must be dated within 30 days of the plat recording date.
- 8D. Re-label Tract B as Tract A.
- 8E. See advisory comments.

Sheet 3

- 8F. Add recording information for the right-of-way of the roads immediately adjacent to the subdivision boundary, per COA 2025 Subdivision Plat Checklist Item #14 (Typical).
- 8G. Under Miscellaneous Notes – have existing easements been released by separate document?
- 8H. Correct the NW monument corner to be CC1-21 0700-06.

Sheets 4 & 5

- 8I. Add reception number for all existing adjacent ROW (Typical), and re-label Tract B to Tract A.

Sheet 6

- 8J. Add monument symbols to details, show subdivision exterior with ROW dedication (Typical), and re-label Tract B to Tract A.

Sheet 7

- 8K. Eliminate Tract C, Add the 10' Utility Easement on the perimeter of the subdivision adjacent to the street ROW's (Typical), and re-label Tract b to Tract A.



Sheets 8 & 10

8L. Show subdivision exterior with ROW dedication (Typical).

Sheet 9

8M. Eliminate Tract C and label as Lot 2, Block 1, and re-label Tract B to Tract A.

Site Plan Comments

Sheet 1

8N. Highlighted portion of the legal description is not needed. Use the legal description of the new plat instead: Lots 1-4 Block 1 and Tract A Quiktrip 4217 Subdivision Filing No 1.

Sheet 3

8O. Label the 10' Utility Easement per the plat along the north property line, illustrate the Utility Easement that is shown on the south property line on the plat, and re-label Tract B to Tract A.

Sheet 4

8P. Label the 10' Utility Easement per the plat.

Sheet 6

8Q. Plat shows the highlighted ROW has been vacated. Eliminate the vacated ROW line.