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April 14th, 2023

Erik Gates
Planner I
Planning & Development Services | City of Aurora
Office 303.739.7132
Email egates@auroragov.org
he/him/his

Re: Comments for Application Number DA-2314-00 and Case Number 2020-6017-00

Mr. Gates,

We received the comments for Application Number DA-2314-00 and Case Number 2020-6017-00 and offer the following responses and clarification requests:

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

The narrative needs to specifically reference and address each of adjustment criteria found in the UDO. [Planning]

Response: Please find the updated narrative within the comment response package.

Provide a detail that indicates the material, color and height of the proposed retaining wall. [Landscaping]

Response: The retaining wall is described on the Civil documents.

Centerline radius for maintenance access required to be a minimum 50'. [Civil Engineering]

Response: The centerline radii for the maintenance access road have been adjusted. The first curve's centerline radius has been adjusted to 50'. The second curve's radius has been adjusted to 32'. Based on Aurora Water Standard 5.06, "Centerline radii less than fifty feet (50') will require the access to be widened to accommodate the turning movement of maintenance vehicles, i.e., tandem axle dump trucks. In no case shall the centerline radii be less than thirty feet (30')." The maintenance access road has been widened to 14' wide as a result.

The Site Plan cannot be approved until tree mitigation has been paid. [Forestry]

Response: This comment is understood. Applegreen will provide direct payment.

Aurora Water is currently not in favor of a private wastewater treatment plant. Coordination is required on how this site will be served with wastewater. [Aurora Water]

Response: Per coordination with the Aurora Water reviewer, the proposed WWTF will be a temporary facility used until City sanitary sewer collection infrastructure is extended to within 100 ft of the property boundary. At such time, the property will be required by the City to be connected to the City's collection system.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no community comments on this application.

Response: This comment is understood.

2. Completeness and Clarity of the Application (Erik Gates / 303-739-7132 / egates@auroragov.org /Comments in teal)

2A. There were no more completeness or clarity comments on this review.

Response: This comment is understood.

3. Zoning and Land Use Comments (Comments in teal)

[Site Plan Page 1]

3A. This is just the zone district. For the requirement it would be better to put "per Section 146-3.2 of the UDO" as this is our permitted use table.

Response: The Permitted Uses portion of the Site Data Table has been revised to "PER SECTION 146-3.2 OF THE UDO"

[Letter of Introduction]

3B. The narrative needs to specifically reference and address each of adjustment criteria (i.e. subsections a., b., & c.) found in Section 146-5.4.4.D.3 of UDO as previously requested.

Response: Please find the updated narrative within the comment response package.

4. Streets and Pedestrian Issues (Comments in teal)

4A. There were no streets or pedestrian issues identified in this review cycle.

Response: This comment is understood.

5. Parking Issues (Comments in teal)

5A. There were no more parking issues identified on this review.

Response: This comment is understood.

6. Architectural and Urban Design Issues (Comments in teal)

6A. There are no additional architectural comments as part of this review cycle.

Response: This comment is understood.

7. Signage Issues (Comments in teal)

[Site Plan Page 1]

7A. Be specific that this monument sign will be proposed as part of a future application and that details will be shown at that time.

Response: A note has been added to the site plan stating "MONUMENT SIGN PLANS TO BE PROPOSED AS PART OF A FUTURE APPLICATION. DETAILS FOR THE MONUMENT SIGN WILL BE SHOWN AT SUCH TIME."

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

8A. There were no more comments from Addressing on this review.

Response: This comment is understood.

9. Landscaping Issues (Kelly Bish / 303-739-7131 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 20]

- 9A. Provide a detail that indicates the material, color and height of the proposed retaining wall. Staff does not have access to the civil drawing files and hence a detail should be included here.

Response: The retaining wall is described on the Civil documents.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kristin Tanabe / 303-739-7406 / ktanabe@auroragov.org / Comments in green)

[Site Plan Page 2]

- 10A. Centerline radius for maintenance access required to be minimum 50'. Confirm with AW if a turnaround is required for this portion of the maintenance access.

Response: The centerline radii for the maintenance access road have been adjusted. The first curve's centerline radius has been adjusted to 50'. The second curve's radius has been adjusted to 32'. Based on Aurora Water Standard 5.06, "Centerline radii less than fifty feet (50') will require the access to be widened to accommodate the turning movement of maintenance vehicles, i.e., tandem axle dump trucks. In no case shall the centerline radii be less than thirty feet (30')." The maintenance access road has been widened to 14' wide as a result.

Based on Aurora Water Standard 5.06, "Dead-end maintenance access exceeding one-hundred and fifty feet (150') requires a hammer head or accepted alternative." As a result, a hammer head has been added to the end of the maintenance access road. Both the hammer head and increased road width allow for a tandem axle dump truck to safely maneuver and turn around the maintenance access road.

- 10B. Indicate material type and max height or a height range.

Response: The material type and max height has been added to the retaining wall callout.

- 10C. Label curb opening.

Response: The curb opening has been labeled.

11. Traffic Engineering (Kyle Morris / 720-587-2668 / kdmorris@auroragov.org / Comments in amber)

[Site Plan Page 3]

- 11A. Comments were not received from Traffic Engineering by the required deadline. Please contact the reviewer directly to receive comments.

Response: dcb will coordinate with the City of Aurora if any comments arise.

12. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 12A. There were no more comments from Fire/Life Safety on this review.

Response: This comment is understood.

13. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 13A. The Site Plan cannot be approved until tree mitigation has been paid.

Response: This comment is understood. Applegreen will provide direct payment.

14. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

[Site Plan Page 4]

- 14A. 2% minimum required for all swales.

Response: The swale grades have been revised to 2% minimum.

- 14B. Label slope away from the building. Ensure slope is 2% minimum.

Response: Per discussion with Daniel Pershing on February 28, 2023, the slope away from the building is acceptable in its current design. Shown slopes are to ensure the constructed slopes do not exceed 2% and are in compliance with ADA requirements.

- 14C. As a reminder, 2% minimum required for HC spaces.

Response: Per discussion with Daniel Pershing on February 28, 2023, the slope in the HC spaces is acceptable in its current design. Shown slopes are to ensure the constructed slopes do not exceed 2% and are in compliance with ADA requirements.

[Site Plan Page 6]

- 14D. Aurora Water is currently not in favor of a private wastewater treatment plant. Coordination required on how this site will be served with wastewater.

Response: Per coordination with the Aurora Water reviewer, the proposed WWTF will be a temporary facility used until City sanitary sewer collection infrastructure is extended to within 100 ft of the property boundary. At such time, the property will be required by the City to be connected to the City's collection system.

- 14E. Casing pipes cannot be installed on existing lines. The waterline will need to be removed and new pipe installed.

Response: The existing waterline has been moved to go around the pond.

15.Real Property (Kalan Falbo / 720-338-7419 / kfalbo@auroragov.org / Comments in magenta)

15. Continue to work with Real Property for all dedications and releases necessary as shown and acknowledged with prior comments. Contact Andy at dedicationproperty@auroragov.org for easement dedications and Grace at ggray@auroragov.org for easement releases.

1- 23' Fire Lane Dedications

2-16' Utility Easement Dedication

3-10' Water Pocket Easements (3)

4- Partial R/L of existing Fire lane easement

Response: Acknowledged. Easements are still being finalized between the Land Owner and the Developer. Once easement locations are set, a submittal to Real Property will be made for the easement dedications and releases as necessary.

END OF RESPONSES



If you need additional information or have any questions, please contact me at 303.995.7314.

Thank you,

dcb Construction Company, Inc

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