

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217



AuroraGov.org

January 13, 2025

Nate Abbott
Galloway And Company Inc
5500 Greenwood Plaza Blvd Ste 200
Greenwood Village, CO 80111

Re: Initial Submission Review: 56th Avenue and Picadilly Road Marketplace at GVRE – Site Plan, Conditional Uses and Plat
Application Number: DA-1662-36
Case Numbers: 2024 3061 00; 2024 6050 00; 2024 6050 01; 2024-6050-02

Dear Nate Abbott:

Thank you for your initial submission, which we started to process on December 19, 2024. 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 referral agencies.

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 Tuesday, February 4, 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.

Please note, 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 303.739.7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fettig, AICP
Planner II
City of Aurora Planning Department

Attachments: Xcel Energy Comment Letter

cc: Andrew Pires, Galloway & Company Inc
Lorianne Thennes, ODA
Filed: K:\\$DA\1662 36rev1.docx



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical comments on the site plan and plat by various departments
- Compliance with 360-degree building architecture requirements
- Pedestrian connectivity to the site and within development
- Creation of parking blocks and pedestrian walkways
- Coordination of offsite improvements

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Three (3) registered neighborhood organizations and twenty-eight (28) abutting property owners were notified of the application. As of the date of this letter, no public comments have been received. Therefore, no neighborhood meeting will be required. Review comments were received by one (1) outside agency and have been incorporated into this letter.

2. Completeness and Clarity of the Application

Narrative/Letter of Introduction

- 2A. Revise the narrative, adding responses to conditional use permit criteria for the pharmacy drive-through in addition to the gas station, as both of these CUP items will be voted on separately by the Planning Commission.
- 2B. The planning application fees have been paid, and no further application fees are due.
- 2C. Applicant will need to sign the mineral rights certification.
- 2D. For the gas station CUP narrative, add how the following will be handled; 1) spills or accidents from leaks, including from storage tank leakage, 2) local, state, or federal regulatory agencies that oversee or monitor gas distribution, storage, or sales, 3) what type, if any diesel, will be available at this facility, 4) the scale or size of trucks fueling at this facility, and 5) how security will be utilized at this site to ensure a safe operative environment.

3. Site Plan Comments

- 3A. Advisory Comment: Site plan sheets must be 18" x 24" sheets with 2" margin on left, and 1/2" margins on all other sides for recordation in Adams County.
- 3B. Sheet 1: Remove date above vicinity map.
- 3C. Sheet 1: Add "at GVRE" to site plan title.
- 3D. Sheet 1: Add "and Conditional Use" after site plan.
- 3E. Sheet 1: Create sign detail sheet, including base materials, heights, and widths for monument signs.
 - Add a note on the sign sheet that says "All signs must conform to the Master Plan and UDO requirements. Signs may be updated in the future without a minor amendment or mylar change as long as they meet City Code."
 - Where monument signs are proposed, provide setbacks, delineate easements and sight distance triangles on each applicable sheet.
- 3F. Sheet 1: Add a row for "Conditional Use Permits" and in the second column insert "Motor Vehicle Fuel Dispensing Station" and "Drive-Up or Drive-Through Facility."
- 3G. Sheet 1: Add proposed and total permitted total sign square footage for development.
- 3H. Sheet 1: Remove the proposed zoning classification.
- 3I. Sheet 1: Are any EV charging stations proposed? If so, please indicate area on the site plan and include a detail.
- 3J. Sheet 1: Remove spaces used for cart corals as they have been included in parking space totals.
- 3K. Sheet 1: Add "(3 spaces/1,000 SF)" and 1 bicycle parking U rack for fueling area convenience store.
- 3L. Sheet 1: Remove Recorder's Certificate.
- 3M. Sheet 1: Remove Filing information.



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- 3N. Sheet 1: Increase amendment block size.
- 3O. Sheet 2: What is this monument sign for? GVRE, grocery store, other?
- 3P. Sheet 2: Add case information for offsite improvements: PICADILLY RD (E. 38TH TO E. 56TH AVE) - INFRASTRUCTURE SITE PLAN. Case number: 2024-6040-00.
- 3Q. Sheet 2: Create the required parking block through the incorporation of a continuous landscaped median and minimum 6' wide pedestrian walkway. Breaking this parking area in half will satisfy the requirements. Both instances.
- 3R. Sheet 2: Will provide case number once ISP is submitted for the E. 56th Avenue improvements.
- 3S. Sheet 2: Add sidewalk/pedestrian walkway to back of parking lot in the landscape islands 6' in width minimum/
- 3T. Sheet 2: Provide building and fuel canopy dimensions, measured from the furthest point.
- 3U. Sheet 2: Outline in black if being constructed with this development. If not, add "Future" to site plan sheets.
- 3V. Sheet 2: Add case information for offsite improvements: E. 56TH AND PICADILLY MARKETPLACE OFFSITE IMPROVEMENT SITE PLAN - INFRASTRUCTURE SITE PLAN. Case number: 2024-6052-00.
- 3W. Sheet 2: Provide enhanced outdoor amenity areas. Per Section 146-4.8.4.B.1, commercial development is required to have a main entrance onto a public or private street, public park or open space, pedestrian passage, or a plaza/courtyard. Based on the proposal, enhancing the outdoor plaza space along the west side of the 7,200 square foot retail building and outside the western entrance of the grocery store will be the most feasible option for satisfying this requirement, provided there is a functional customer entrance to the space. This area should be connected to the sidewalk out to the public street. Typically, an outdoor plaza area should be at least 300 square feet, with a minimum dimension of 10 feet. Outdoor seating areas should be properly indicated through inclusion of elements such as decorative pavement, pedestrian scale lighting, shade features, site furniture, and landscape borders with amenities including as tree cut-outs and raised planters. Provide detail of each required amenity in the site plan details sheet. These details should include dimensions, materials, finish and color.
- 3X. Sheet 3: This portion of sidewalk in Tract A and Lot 1 is required to be constructed with this development.
- 3Y. Sheet 3: Change to "Multi-tenant" Monument Sign if that is what is being proposed for development.
- 3Z. Sheet 5: Add sidewalk, matching south side of access drive.
- 3AA. Sheet 5: Provide seating and other proposed amenity details, include dimensions and total square footage.
- 3BB. Sheet 5: Add connection to sidewalk along Picadilly Road.
- 3CC. Sheet 5: Provide knee wall along fueling station parking to mitigate offsite impacts.
- 3DD. Sheet 5: Sidewalk to be constructed with this development.
- 3EE. Sheet 5: Provide metal architectural screen for building mounted equipment.
- 3FF. Sheet 6: Extend canopy to cover entire pharmacy drive through lane.
- 3GG. Sheet 6: Show number of pharmacy drive through spaces for queuing. Stacking spaces shall be a minimum of 8.5 feet in width and 19 feet in length.
- 3HH. Sheet 6: Extend landscape island and add 5' minimum sidewalk.
- 3II. Sheet 8: Will these bollards be yellow? Treatment on architectural sheets shows gray. Preference would be to use a color that integrates with the building.
- 3JJ. Sheet 8: Add detail sheets for any walls, fencing or screening walls proposed for trash compactor area and truck loading docks.
- 3KK. Add detail sheets for trash enclosures.
- 3LL. Add detail sheets for proposed outdoor amenities.
- 3MM. Sheet 28: Add mount type i.e. wall or pole, along with height to fixture table.
- 3NN. Sheet 28: Add fixture detail sheets.
- 3OO. Sheet 29: Add west or east elevation instead of side elevation.
- 3PP. Sheet 29: Are the pharmacy drive through and grocery pickup signs individual letters that are attached to the building, painted on the building, other? Any illumination?
- 3QQ. Sheet 29: Ground floor façades that face public streets, on-site auto circulation drives, sidewalks, pedestrian paths, or plazas shall have arcades, display windows, entry areas, awnings, or other such features along no less than 60 percent of their horizontal length. Please update the facades and show how this is being met.



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- 3RR. Sheet 29: Dimension sign envelope.
- 3SS. Sheet 29: Extend cornice along front elevation to promote visual interest as required with flat roof buildings. All elevations shall incorporate a "reveal" line or change in material, texture, patterning or color (min. 24 in. from top).
- 3TT. Sheet 29: Corrugated metal panel not permitted.
- 3UU. Sheet 29: Remove sign. Leave only sign envelope, with dimensions.
- 3VV. Sheet 29: Enhance front of building by creating a false entrance as the entrances are proposed on either side of this area.
- 3WW. Sheet 29: Provide sign envelopes with dimensions for all proposed units.
- 3XX. Sheet 29: Roof mounted mechanical equipment appears to it will be visible. Please screen equipment. Any portions of visible parapet shall be clad and in a "finished" state. Provide site exhibits drawings to show visibility of roof mounted equipment is code compliant. See UDO Section 146-4.8.11.A.
- 3YY. Sheet 29: All elevations lack planar articulation and fenestration. As proposed, the building does not promote human scale visual interest. Addition of vertical architectural metal panels, inlays, overhangs/canopies over doors and other treatments are required to meet 360-degree architecture requirements.
- 3ZZ. Sheet 29: Incorporate additional material as smooth face CMU is the predominant material proposed. Example, brick or stone used as wainscot. GVRE Master Plan lists the following preferred materials:
 - Stone (Rustic natural or concrete veneer)
 - Brick (warm colors, tans and browns)
 - Concrete (precast and PIP)
 - Metal (i.e. Corten)
 - Contemporary colors or materials that contrast with the surrounding spaces.
- 3AAA. Sheet 29: Incorporate vertical columns along the sides and rear in different material to help break up those long planes (similar to what is being shown for the multi-tenant building. These vertical columns can help offset the materials and changes in plane.
- 3BBB. Sheet 29: Identify what material this is. Additionally, identify what is behind, the height and the height of what is being screened.
- 3CCC. Sheet 29: Provide additional roof line heights. At least one change in setback or height of at least three feet along each 60 linear feet of façade. Dimension heights and setbacks or roof line breaks.
- 3DDD. Sheet 29: Add additional material bands to meet requirements regarding base, middle, and cap of single-story commercial buildings. This applies to all elevations.
- 3EEE. Sheet 29: Dimension all planar breaks. Façade Articulation. Each façade greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the façade (or at least two feet), and extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed 100 horizontal feet. Please update elevations to reflect this.
- 3FFF. Sheet 30: Revise to manually changed sign type, electronic message boards not permitted.
- 3GGG. Sheet 30: Remove sign denote with dashed envelope and "sign approved by separate permit" language.
- 3HHH. Sheet 30: Remove "Logo" and "Fuel Logo" from architectural sheets.
- 3III. Sheet 30: Provide details on DEF fill station and air fill station.
- 3JJJ. Provide enhanced architecture to north, south and west elevations. Incorporating additional materiality through the use of architectural metal panels, metal canopies/overhangs, other facade treatment(s) to meet 360-degree architecture requirements.
- 3KKK. Sheet 30: Provide architectural detail of proposed screening.
- 3LLL. Sheet 30: Create "steps" in fuel canopy roof line for articulation
- 3MMM. Sheet 30: Continue brick, block or masonry the entirety of all the support columns.

4. Plat Comments

- 4A. Who will own and maintain Tract B?
- 4B. Sheet 1: Revise subdivision name to Green Valley Ranch East Subdivision Filing No. 23.



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4C. Sheet 2: Is the south 1/2 of 54th Ave under separate ownership?

5. Landscaping (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in teal)

Site Plan

- 5A. Sheet 1: Do not do "of 30". Only include consecutive numbering.
- 5B. Sheet 22: Add the sheet number to the overall Key Map.
- 5C. Sheet 22: The Plant Schedule font is too small and blurry. This should be the same font size as the street names, minimum.
- 5D. Sheet 22: Shorten the matchline where indicated.
- 5E. Sheet 23: Turn the text off around the monument sign.
- 5F. Sheet 23: Which applicant is responsible for the sign and associated landscaping? Landscaping is being provided on both the infrastructure Site Plan and the grocery store plans. Please clarify with the next submission.
- 5G. Sheet 23: Remove the street frontage buffer plant material as this will be provided as each retail pad site develops and will be tailored to each layout.
- 5H. Sheet 23: Please add the following note: *For the curbside landscaping, refer to 56th and Picadilly Marketplace Offsite Improvement Site Plan - Infrastructure Site Plan. Case Number 2024-6052-00.*
- 5I. Sheet 23: The matchline numbers should match the actual sheet number 23, 24 etc. and not L1.1.
- 5J. Sheet 23: This font is too small in the legend. This should be at least the size of the font size of the title "PLANT LEGEND."
- 5K. Sheet 23: Place the sheet number on the sheet being represented in the Key Map.
- 5L. Sheet 23: Update the identified detention pond label to read as follows: *For the detention pond landscaping, refer to 56th and Picadilly Marketplace Offsite Improvement Site Plan - Infrastructure Site Plan. Case Number 2024-6052-00.*
- 5M. Sheet 23: The Russian Sage plants as chosen will become too large and cause visibility issues. Use the dwarf version of these and switch the location of them with the sand cherry.
- 5N. Sheet 23: Please add the following note: *For the curbside landscaping, refer to Picadilly Road (38th to 56th Avenue) Infrastructure Site Plan. Case Number 2024-6040-00.*
- 5O. Sheet 23: Shift the identified parking lot island tree to the east of the sidewalk.
- 5P. Sheet 23: Code requires that all parking rows terminate with a landscaped island. While staff acknowledges the connectivity to the grocery store from the handicap spaces, the identified two end rows of parking shall provide the required parking lot end island landscaping.
- 5Q. Sheet 23: Remove the street frontage buffer plant material along Picadilly Road as this will be provided as each retail pad site develops and will be tailored to each layout.
- 5R. Sheet 23: Building perimeter landscaping along the north side of the proposed grocery store and retail building is not being met.
- 5S. Sheet 24: Remove the street frontage buffer plant material along both E. 56th Avenue and Road A as this will be provided as each retail pad site develops and will be tailored to each layout. Keep the buffer plant material along the parking lot of the King Soopers as that is required for the grocery store.
- 5T. Sheet 24: While the mugo pine will eventually get tall enough to possibly screen the parking area, they take too long to grow and will provide little to no screening for close to 10 years. A deciduous shrub planted closely together can satisfy the requirement if it matures to the correct height and is dense enough.
- 5U. Sheet 24: The BETN plants will not get tall enough to truly screen the parking lot.
- 5V. Sheet 25: Refer to Section 146-4.7.5.K. Parking Lot Landscaping 3.h. *No portion of the required parking lot island landscaping may be displaced by lighting, trash enclosures, recycling containers, transformers, fire hydrants, vacuum equipment or other mechanical equipment.* A deciduous canopy tree is required here.
- 5W. Sheet 25: Plant material needs adjusted around the trash enclosure. Trash enclosures shall be located 12' from any adjoining commercial development. This is only 6' from the property line.
- 5X. Sheet 25: Provide a detail of the monument sign. Material, height, color etc.
- 5Y. Sheet 25: Add a tree and four more shrubs to the identified parking lot island.



- 5Z. Sheet 25: Remove the street frontage buffer plant material along Picadilly Road as well as the curbside landscaping along the south side of the internal drive as this will be provided as each retail pad site develops and will be tailored to each layout. Leave the buffer plant material along Picadilly Road as it relates to the proposed fueling station frontage.
- 5AA. Sheet 25: The non-street buffer measurement should be adjusted. See comment on landscape plan.
- 5BB. Sheet 26: Remove the random line.
- 5CC. Sheet 26: The non-street buffer measurement should be adjusted. See comment on landscape plan.
- 5DD. Sheet 26: Remove the street frontage buffer plant material along Road A as this will be provided as each retail pad site develops and will be tailored to each layout.
- 5EE. Sheet 27: The font is too small on this sheet. All the font should be at least the size of the font in the Landscape Requirements Table below.
- 5FF. Sheet 27: Fix the numbering for the City of Aurora Notes. They are being duplicated.
- 5GG. Sheet 27: Notes 7 and 13 are identical are nearly identical. Consider combining the two.
- 5HH. Sheet 27: Remove a majority of the Planting Notes as they are construction related, and the Planning Department does not review construction drawings.
- 5II. Sheet 27: Update the Landscape Requirements table per the comments provided.
- 5JJ. Sheet 27: Building perimeter landscaping is not being met along the northern side of the building.

6. Addressing (Phil Turner / pcturner@auroragov.org)

- 6A. 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)
- 6B. 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

7. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

- 7A. Sheet 1: The ISP's for Picadilly, 56th, and adjacent local streets are required to be approved prior to the approval of this site plan.
- 7B. Sheet 1: Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan."
- 7C. Sheet 2: Provide the case numbers for 56th and Picadilly. They are required to be approved, constructed, and accepted prior to issuance of TCO for the commercial buildings.
- 7D. Sheet 2: Provide private sidewalks with this application along the private drives. If the preference is to leave flexibility for future lots 11 and 12 to have curb cuts without removing sidewalk, the sidewalk can be provided on the opposite sides.
- 7E. Sheet 3: Per section 5.C.1.a of the 2025 Roadway Manual, the inside fire lane turn radius shall be 26-feet and the outside radius shall be 52 feet. (typical).
- 7F. Sheet 4: Identify curb return radii, typical. Minimum 25' on arterial roadways.
- 7G. Sheet 4: Identify curb return radii, typical. Minimum 15' on local roadways.
- 7H. Sheet 5: Provide a receiving ramp.
- 7I. Sheet 7: Show the ramp. A proposed ramp is required to have a receiving ramp.



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- 7J. Sheet 10: Minimum slope is 2% on unpaved areas. (typical).
- 7K. Sheet 11: Please review this slope. Max 4% slope down to public streets.
- 7L. Sheet 12: Minimum 1% slope in asphalt, typical.
- 7M. Sheet 14: Contours should tie in.

8. Traffic Engineering (Dean Kaiser / djkaiser@auroragov.org / Comments in orange)

Site Plan

- 8A. Sheet 1: Recommend MTIS analyses indicated need to be RIRO (both EB/WB approaches).
- 8B. Sheet 3: Traffic Signal Equipment Easement required.
- 8C. Sheet 4: Should identify approach as stopped controlled.
- 8D. Sheet 4: Traffic Signal Equipment Easement required.
- 8E. Sheet 6: Provide Intersection Sight Distance Triangle here to the left, building will obstruct and will need revision.
- 8F. Sheet 7: Provide Ped Ahead Sign – multiple locations.
- 8G. Sheet 7: Potential conflict point . Not appropriate to put bikes on Tibet with ADT as shown in the TIS (see FHWA Bikeway Guidelines). Continue 14' multi-use path to 46th ave and add the bike ramp south of 46th.

Traffic Study

- 8H. Page 1:
 - Significant differences from MTIS including RIRO at Maxwell & Picadilly, existing 56th & Picadilly operates as ALL-WAY stop currently, background growth in MTIS 8.5%/year vs only 5% in this study.
 - Future traffic from GVRE Master Plan Amendment and Skydance Master Plan Amendment provided.
 - Lack of signal warrants provided for intersections during Background volumes only.
 - Site Trip Gen needs confirmation (pass-bys per trip gen or reduced External Trips?)
 - Remove Warrant 3 verbiage, will not be considered for this site application.
 - Highlight all LOS E/Fs in LOS tables.
- 8I. Page 10: 11/2024 MTIS indicated RIRO only.
- 8J. Page 13: Note that this roadway is in City of Denver and considered Residential Collector street type.
- 8K. Page 13: Note that this roadway is in City of Denver and considered Residential Local street type.
- 8L. Page 14: All-way stop since before April 2024.
- 8M. Page 16: All-way stop since before April 2024.
- 8N. Page 16: MTIS traffic data, counts from Oct 2024, no issue with new counts.
- 8O. Page 17: All-way stop since before April 2024. Reanalyze as such.
- 8P. Page 17: MTIS existing analyses comparison.
- 8Q. Page 18: Reanalyze as ALL-WAY stop controlled.
- 8R. Page 19: Reanalyze as ALL-WAY stop controlled.
- 8S. Page 20: MTIS used 8.5% (Nov 2024 update).
- 8T. Page 20: November 2024.
- 8U. Page 21: Per MP Amendment 2, this would be the PAs attributing to future GVRE development.
- 8V. Page 22: Quantities incorrect.
- 8W. Page 23: See attached page for current Skydance Trip Gen.
- 8X. Page 26: MTIS assumed signalized intersection in short term, may still be unsignalized all-way stop in 2026.
- 8Y. Page 27: Analyzed as signalized in MTIS long-term (2045).
- 8Z. Page 27: Skydance 2050 projections.
- 8AA. Page 27: What generates this signal if no site volume or Skydance volume?
- 8BB. Page 29: GVRE MTIS Short term traffic as well as Skydance MTIS are projected to year 2030. Do not think that signal will be in by 2026.
- 8CC. Page 31: Background warrants not identified in appendix (only Total Future w/site).
- 8DD. Page 31: Existing volumes currently meet warrants.



- 8EE. Page 31: Background warrants not identified in appendix (only Total Future w/site).
- 8FF. Page 37: Revise for All-Way stop control.
- 8GG. Page 37: Highlight all E/F conditions found.
- 8HH. Page 39: Add "at Road A."
- 8II. Page 45: Confirm if Pass-bys taken from total trips generated or from External Trips calculated. Shopping Center took pass-bys from External trips, rest looks like from total generated.
- 8JJ. Page 45: Sure this wouldn't be 938? (no indoor seating).
- 8KK. Page 45: Check Pass-by calcs, ensure consistency.
- 8LL. Page 47: Can remove this warrant, will not be considered.
- 8MM. Page 47: What about for background traffic only?
- 8NN. Page 48: Can remove this warrant, will not be considered.
- 8OO. Page 48: What about for background traffic only?
- 8PP. Page 48: Can remove this warrant, will not be considered.
- 8QQ. Page 53: Need to highlight all E/Fs movements.
- 8RR. Page 54: How is this accommodated?
- 8SS. Page 55: Background growth in MTIS was 8.5%/per year.
- 8TT. Page 55: Want to see Maxwell intersection with Picadilly as a RIRO only in both EB/WB directions for safety.
- 8UU. Page 56: Nothing identified on Site Plans.
- 8VV. Page 56: What about issue with long NBR turn queue at Picadilly & 56th?
- 8WW. Page 79: ALL-WAY STOP controlled at time of Sept 2024 counts. Must reanalyze as such.
- 8XX. Page 179: So signal is warranted under current traffic conditions.
- 8YY. Page 180: both 56th and Picadilly have multiple lanes.
- 8ZZ. Page 181: This Warrant can be removed.
- 8AAA. Page 182: Multiple lanes identified in Fig 4-6.
- 8BBB. Page 183: Remove this warrant, not applicable.
- 8CCC. Page 184: Neither time period met.
- 8DDD. Page 185: Meets both periods.
- 8EEE. Page 186: Remove, Warrant not applicable.

9. Fire / Life Safety (Erick Bumpass / 303.739.7627 / ebumpass@auroragov.org / Comments in blue)

Site Plan

- 9A. Sheet 1: Please confirm that the Permitting process has been started with the State Of Colorado Division of Oil & Gas.
- 9B. Sheet 1: Please correct the code cycle reference to the 2021 IFC for note #21.
- 9C. Sheet 1: Please change the label of the ADA Path of Travel to Accessible Route. (TYP)
- 9D. Sheet 2: Please show the locations of the fire hydrants on the site plans. TYP
- 9E. Sheet 3: Additional Fire Lane Easements will need to be dedicated to the parking area to accommodate the 150-foot hose reach requirement.
- 9F. Sheet 4: Please label the proposed Fire Lane and Public Access "Fire Lane and Public Access Easement.
- 9G. Sheet 4: Additional Fire Lane Easements will need to be dedicated to the parking area to accommodate the 150-foot hose reach requirement.
- 9H. Sheet 5: Please identify the Knox Box location with the symbol shown.
- 9I. Sheet 5: Please show the wheel stops at all Accessible Parking locations.
- 9J. Sheet 5: Show Fire Lane Signage within the Fire Lane Easement.
- 9K. Sheet 5: Where Fire Lane Signs are shown provide a 30–45-degree angle to oncoming traffic.
- 9L. Sheet 5: Please ensure the Emergency Shut Off meets the requirements of 2303.2 of the IFC.
- 9M. Sheet 5: 2303.2 Emergency disconnect switches.



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- 9N. Sheet 5: An approved emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. The emergency disconnect switch for exterior fuel dispensers shall be provided with ready access and shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be provided with ready access and be installed at an approved location. Such devices shall be distinctly labeled as: "EMERGENCY FUEL SHUTOFF." Signs shall be provided in approved locations.
- 9O. Sheet 5: Please clearly identify the location of the Fire Sprinkler Riser Room.
- 9P. Sheet 6: Please clearly identify the location of the Fire Sprinkler Riser Room.
- 9Q. Sheet 6: Please identify the Knox Box locations with the symbol shown.
- 9R. Sheet 6: Please show the wheel stops at all Accessible Parking locations.
- 9S. Sheet 6: Where Fire Lane Signs are shown provide a 30–45-degree angle to oncoming traffic.
- 9T. Sheet 6: Show Fire Lane Signage within the Fire Lane Easement.
- 9U. Sheet 8: Please provide complete signage and striping details and include with the Site Plan Details. The sign package should be on a separate sheet for all signs required. Fire lane, No Parking, Accessible Parking, Fire Sprinkler Riser Room, Fire Department Connection, and Building Addresses. Striping details are required for Accessible Parking Spaces and Electric Vehicle Parking Charging Spaces. Show Ramps, Accessible Crosswalks, Parking Access Aisles and Transitions.
- 9V. Sheet 9: Please indicate grade or show spot elevations at all Accessible Parking Spaces.
- 9W. Sheet 9: Please show the Exterior Accessible Route on all grading Sheets and identify with a heavy dashed line.
- 9X. Sheet 12: Please indicate grade or show spot elevations at all Accessible Parking Spaces.
- 9Y. Sheet 12: Please show the Exterior Accessible Route on all grading Sheets and identify with a heavy dashed line.
- 9Z. Sheet 15: Please label the piping of the fire service water line supporting the interior automatic fire sprinkler system.
Example: 4" Fire Line DIP (Private)
- 9AA. Sheet 21: The Fire apparatus turn template must include ALL Fire Lane easements within the site.
- 9BB. Sheet 21: Please utilize a Fire Apparatus vehicle to show adequate turning movements throughout the internal fire lane easements and site entry points. Turning movements should not abut curbing (1' minimum distance), cross over fire lane boundaries or enter parking areas within the site.
- 9CC. Sheet 23: Please include a Symbol for the Fire Hydrants both proposed and existing in the legend.
- 9DD. Sheet 24: Please include a Symbol for the Fire Hydrants both proposed and existing in the legend.
- 9EE. Sheet 25: Please include a Symbol for the Fire Hydrants both proposed and existing in the legend.
- 9FF. Sheet 26: Please include a Symbol for the Fire Hydrants both proposed and existing in the legend.
- 9GG. Sheet 28: Please clearly delineate the exterior Accessible Route and show the required candela.
- 9HH. Sheet 28: Please identify all Accessible Parking Spaces and Fire Lane Easements on the Photometric Plan.
- 9II. Sheet 29: Please clearly show the locations of the Fire Sprinkler Riser Room on the Elevations sheets with the sign shown.
- 9JJ. Sheet 29: Please clearly show the locations of the Knox Box locations on the Elevations sheets with the symbol shown.
- 9KK. Sheet 29: Please clearly show the locations of the Fire Department Connection on the Elevations sheets with the sign and symbols shown.
- 9LL. Sheet 30: Please indicate the location of the Emergency Stop on the Fuel Canopy Elevation sheet and ensure it meets the requirements of the 2021 IFC section 2303.2.
- 9MM. Sheet 30: 2303.2 Emergency disconnect switches. An approved emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. The emergency disconnect switch for exterior fuel dispensers shall be provided with ready access and shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be provided with ready access and be installed at an approved location. Such devices shall be distinctly labeled as: "EMERGENCY FUEL SHUTOFF." Signs shall be provided in approved locations. Please clearly identify the location of the Fire Sprinkler Riser Room.



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10. Aurora Water (Steven Dekoski / 303.739.7490 / sdekoski@auroragov.org / Comments in red)

- 10A. Sheet 2: Keep light fixtures outside of utility easements.
- 10B. Sheet 15: Move all light fixtures outside of Aurora Water utility easement limits.
- 10C. Sheet 15: Move fiber outside of utility easements.
- 10D. Sheet 15: LPE for all buildings shall be a minimum of 1' above all 100yr wsel.
Sheet 15: Onsite and offsite detention basins must be constructed and certified prior to issuance of any TCO or CO.

11. Aurora Water / Taps Office (Melody Oestman) / moestman@auroragov.org

- 11A. Storm drain development of \$36,256.46 due prior to recording of plat and site plan.

12. PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)

- 12A. PROS reviewed the plans that were submitted and has no comments at this time. Revisions to the plans may result in additional comments.

13. Land Development Services (Maurice Brooks / 720.587.7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

- 13A. Sheet 1: Add the standard Site Plan Note: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- 13B. Sheet 1: Delete the pre-amble for the description.
- 13C. Sheets 2-7: Make all the Tract and lot lines solid/continuous lines (Typ.).
 - Add block to all lots. Typ.
 - Change the easement names to Water to match the Plat easement names.
 - Make all the Tract and lot lines solid/continuous lines (Typ.).
 - Add the Street name (for Road A).
 - Label all the easements to match the plat – some easements are missing names/labels.
 - Add "unplatted" to the exception parcel (Typ.).

Subdivision Plat

- 13D. Sheet 1: 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.)
- 13E. Sheet 1: Advisory Comment: Send in the Certificate of Taxes Due 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 at the time of your final submittal of the electronic Plat for recording.)
- 13F. Sheet 1: Advisory Comment: (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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.



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- 13G. Sheet 1: Typical – fill in the number of the Subdivision Filing.
- 13H. Sheet 1: Typical – add Subdivision in the title.
- 13I. Sheet 1: Since the description will change to include the 4' & 16' Right of Way - Send in the Closure sheet for this revised description
- 13J. Sheet 1: Add the “Gross” and “Net” areas to the revised description.
- 13K. Sheet 1: See and reflect the changes to the dedicatory language after the description.
- 13L. Sheet 1: Add the changes to the “Covenants” as indicated.
- 13M. Sheet 1: Extend the months line for the longer named months.
- 13N. Sheet 1: Send in the Statement of Authority for the owner – as the statement shows.
- 13O. Sheet 1: Add the surveyor's email address.
- 13P. Sheet 2: For this Right of Way on the North side of the Subdivision to be dedicated it needs to be located within the platted boundary area. Revise the plat boundary or dedicate it by separate documents.
- 13Q. Sheet 2: Add the recording information for the 30' Right of Way on the South side of the Section Line. If this does not exist, then dedicate the full 71.5' by this plat.
- 13R. Sheet 2: Add the Subdivision boundary monuments.
- 13S. Sheet 2: Update and change the Note #5.
- 13T. Sheet 2: Add the Standard Note: All owners of Lots or Tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.
- 13U. Sheet 2: Add the Standard Note: The owners or occupants of the lands herein described shall have no right or cause of action, either in law or in equity, for damages or injury to any person or property arising out of or resulting directly or indirectly, from the overflight of aircraft, or for damages or injury to any person or property resulting from any noise, nuisance, vibrations of any kind or description resulting, directly or indirectly, from aircraft overflights provided, that nothing contained in the foregoing easement shall divest the owners or occupants, their heirs, successors administrators or assigns, of any right or cause of action for damages to any person or property resulting from the negligent operation of aircraft overflights over the described premises at any altitude above ground level.
- 13V. Sheet 2: Add: 8. Tracts A and B are privately owned and maintained.
- 13W. Sheet 2: Delete the phrase: “Hereby Dedicated” - All the easements shown are dedicated by the plat unless the have a Reception number or other recording information. The plat should only show existing or proposed easements.
- 13X. Sheet 2: Make the Subdivision boundary solid/continuous lines. (Typ.)
- 13Y. Sheet 2: Match the bearing direction from the description (Exception Area)
- 13Z. Sheet 2: The tie-out to the southern Subdivision pin may change with the new boundary calls. The Subdivision boundary needs to be tied out to two independent Section Corners.
- 13AA. Sheet 2: See the changes for the W1/4 and the NW corner to match then monument records
- 13BB. Sheet 2: Confirm with Aurora Water that the certain easements shown should be Water easements.
- 13CC. Sheet 2: Add the Block designations throughout.
- 13DD. Sheet 2: Add the Street name (Road A).
- 13EE. Sheet 3: Add a tic mark at the change of direction.
- 13FF. Sheet 2: Add the tie distance to all the easement (as indicated).
- 13GG. Add the size and easement name and delineation line between the easements.

14. Land Development Services – Easements (Grace Gray / 303.739.7277 / ggray@auroragov.org)

- 14A. All departments requiring a license, easement dedications or releases need to be started. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

REFERRAL COMMENTS FROM OTHER AGENCIES



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15. Xcel Energy

15A. Comment letter attached.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

January 2, 2025

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Jeremiah Fettig

Re: 56th Avenue and Picadilly Road Marketplace at GVRE, Case # DA-1662-36

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **56th Avenue and Picadilly Road Marketplace at GVRE**. Please be aware PSCo owns and operates existing high-pressure natural gas *transmission* facilities along the west property line. For **ANY** activities in this area, an **engineering review** will be necessary via:

<https://co.my.xcelenergy.com/s/partner-resources/build-remodel/encroachment-requests>

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://co.my.xcelenergy.com/s/partner-resources/build-remodel/encroachment-requests). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com