



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

*Worth Discovering • [auroragov.org](http://auroragov.org)*

August 17, 2017

Tiffany Chalupa  
Rogue Architects  
513 Main St.  
Fort Worth, TX 76102

**Re: McDonald's @ Gateway Park III – Minor Amendment**  
Case Number: 1999-6008-05

Thank you for your submission. We have reviewed it and have the following comments:

**A. Landscaping**

W. David Barrett 303-739-7133 [wbarrett@auroragov.org](mailto:wbarrett@auroragov.org)

1. By city code a tree is required in a landscape island at the end of every parking block. See the landscape plan to see where landscape islands with a tree are required.
2. The plan shows a symbol for replacement trees, but none are shown on the plan. Please show where replacement trees are going to be located or remove the symbol from the plan.

**B. Engineering**

Janet Bender, 303-739-7306, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)

- Please see marked-up site plan.

**C. Life Safety**

Mike Dean, 303-739-7447, [mdean@auroragov.org](mailto:mdean@auroragov.org)

Sheet 1:

1. See sheet reflecting corrections associated to currently adopted codes and needed notes related to Aurora Building Division deferred submittals.

Sheet 2:

1. See sheet reflecting needed note related to a demo permit required through the Aurora Building Division deferred submittals.

Sheet SP.1:

1. See Life Safety comment related to options for the encroachment of new work with the existing fire lane easement.
2. See comment for adjustment of accessible parking spaces.

Sheet SD.1:

1. See comment related to accessible parking signs.

Sheet C1.0:

1. See two repeated comments addressing the fire lane easement and the accessible parking spaces.

Sheet C2.0:

1. See comment for exterior accessible route.

Sheet La.01:

1. See comment for Knox Box at front main entrance. Note: Please show Knox Box label and symbol on all sheets.

Sheet A2.0:

1. See Knox Box comment on this sheet.

**D. Real Property**

Darren Akrie, 303-739-7331, [dakrie@auroragov.org](mailto:dakrie@auroragov.org)

- Please see marked-up site plan

**E. Forestry**

Rebecca Lamphear/ [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org)/ 303-739-7139

There will be a couple trees impacted by redevelopment of this site, one tree will require mitigation. Due to the location and species of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting Fund.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

Also, please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. 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. The caliper inches that will be lost are 14", but only 6" would be required for planting back onto the site. The mitigation value is \$1,070.00

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

TREE #	SPECIES	DIAMETER	BASIC VALUE	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Chanticleer Peak	8	\$3,112.98	\$1,067.75		6
2	Green Ash	6	\$1,815.50	\$0.00	Tree has declined to the point no mitigation will be required	0
<b>Total</b>		<b>14</b>	<b>\$3,112.98</b>	<b>\$1,067.75</b>		<b>6</b>

Since there are several outstanding issues, you will need to make another submission. Please e-mail me the revised site plan. As always, if you have any comments or concerns, please give me a call. I may be reached at [pingrum@auroragov.org](mailto:pingrum@auroragov.org) or 303.739.7227

Sincerely,

Porter Ingrum  
Senior Planner  
Planning and Development Services Department