

February 4, 2025

Stephen Gubrud
City of Aurora Planning Division
15151 East Alameda Parkway Suite 2300
Aurora, CO 80012

Re: Technical Submission Review – 7-Eleven at Smith and Tower - Site Plan and Plat
Application Number: **DA-2208-00**
Case Numbers: **2020-6060; 2020-3059-00**

Dear Mr. Gubrud,

Below please find responses to the technical review comments for the above project.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Please add a symbol or coloration to fuel canopy elevations illustrating the accent: non-accent area ratio.

Please see the boxed key note on the fuel canopy elevations that call out the ratio of accent to non-accent. Additionally, the accent areas are dashed out on the fascia of the canopy with dimensions to further demonstrate the area and shape of the accent.

2. Landscaping Issues Tammy Cook / 954-684-0532 / tcook@auroragov.org / Comments in teal)

Sheet 7

2A. Modify text under the evergreen trees heading to read "Pinus." **Corrected**

2B. This species is too large to be adjacent to the driveway. **Species changed to compact Austrian pine**

2C. Add a hatch pattern to the Legend. **Pattern added**

2D. Shift this label as it is on top of planting call-outs and other labels. **Shifted as requested**

2E. Relabel this as a Curbside Landscape Requirements Table. **Done**

2F. Omit these columns. **Done**

2G. Label and dimension the street frontage buffer TYP. **Done**

2H. Label Building not 7-11. **Done**

2I. Building perimeter landscape for the west facade should be oriented along the west facade. The requirement

could be satisfied with one parking island. **Revised as worked out via email & phone conversations**

2J. Oregon Green Austrian Pine is too large for a 10' buffer. **Revised**

2K. Add the percentage of overall coverage. **Added to table**

2L. Please modify the number of trees provided accordingly in the curbside/ street frontage landscape requirements

table. **Trees provided have been modified**

2M. Add totals on Smith and Andes. Separate counts for shrubs vs. grasses. Max 40% ornamental grasses. **Percentages added to the table.**

2N. Relabel to Perimeter Landscape Requirement Table. **Done**

2O. Include the retaining wall in the license agreement. **Wall included in the license agreement.**

2P. Label and dimensions for the non-street Frontage buffer. **Done**

2Q. Length should only exclude the driveway. What is this based on? My calcs were closer to 325'. **City code says that the length is measured from curb return tangent points which is the basis for our dimension**

2R. Please confirm and modify the various figures highlighted on the perimeter landscape requirement table. **Figures have been confirmed and/or modified**

2S. Add a linetype for the pond's 100-year elev. in the legend. **Linetype added**

3. Civil Engineering (Chris Eravelly/ 303-739-7457 / ceravell@auroragov.org / Comments in green) **Site Plan**

Sheet 1

3A. The Site Plan will not be approved by Development Services until the Preliminary Drainage (PD RSN 1502840) is approved. **Preliminary Drainage is now approved.**

3B. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce the selectability of the items. **The file has been flattened.**

Sheet 3

3C. Please include Public Street Light type (ex. SL-4) per COA standards with proposed pole height. **Fixture type added.**

Sheet 4

3D. 85' Existing Public ROW per plat. **ROW width corrected.**

3E. Show full roadway sections. Screen back/grey out existing portions of the street sections. **Full road shown with existing screened.**

3F. Add dimension for the entire Public ROW. **Dimensions added.**

3G. Show the ROW line. **ROW line added.**

Sheet 5

3H. REPEAT COMMENT: Text overlap. **Text fixed.**

3I. Minimum slopes note: "Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%." **Note added.**

3J. Maximum slopes note: "Add a note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1." **Note added.**

3K. Slope away from the building: "Add a note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building." **Note added.**

3L. Fire lane slopes: "Add a note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent." **Note added.**

3M. ADA parking: "Add a note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent." **Note added.**

3N. ADA path: "Add a note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent." **Note added.**

Please add these standard notes to the grading plan sheet.

3O. Show maintenance access to the bottom of the pond. Match Preliminary Drainage Design. (TYP.) **Maintenance path shown. Location slightly revised with final report.**

Sheet 6

3P. Please remove the Public Street Light design from the Site Plan submittal. Public Street Light Design will be submitted with the Civil Plan submittal for review and approval. **Removed.**

4. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)
Site Plan

4A. No further comments on the Site Plan.

Plat

4C. No updated plat was received with this most recent submittal. Please update the plat document based on the 5th review comments and include it with future submittal(s). **Updated plat included. As much time has passed, an updated title is also included with plat updated to current requirements.**

5. Regional Transportation District (RTD) (C. Scott Woodruff / clayton.woodruff@rtd-denver.com)

5A. No further comments have been received at this time. Contact has been made with RTD to confirm the arrangement noted in the comment responses for the 5th review. If the applicant has any such documentation please provide it with the next technical submittal. I don't have anything additional on this. RTD had comments with the Civil plans to adjust the location of the bus stop a little which has been done.

Respectfully Submitted,

Engineer
Jerry W. Davidson, P.E.
For and on Behalf of
Perception Design Group, Inc.