

April 5, 2021

Ms. Aja Tibbs
City of Aurora – Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

RE: Citadel on Colfax Drive Lane A – Site Plan
Application Number: DA-1422-15
Case Numbers: 2017-6017-07
1st Planning Submittal Comments Response

Dear Ms. Tibbs,

Please find below our responses to the 1st planning review comments to the Site Plan for the proposed Citadel on Colfax Drive Lane A. To facilitate your review, we have included the original comments (key issues and numbered comments) in italicized font and have provided our responses in bold.

PLANNING DEPARTMENT COMMENTS

1. **Planning and Development Services** (Ryan Loomis / 303-739-7220 / rloomis@auroragov.org)

1A. Please make payment of \$10,240 for application prior to second submittal.

Response: Application fees have now been paid.

1B. Prefer to be titled as shown, centered, and provide lettering in solid letters instead of bubble letters, as it is better for mylars.

Response: Title has been revised as requested.

1C. The Murphy Express Site Plan shows the north portion of Drive Lane A as part of the site plan (see clip below), however the site plan appears not to include sidewalk/landscaping for south side of Drive A. Please clarify if this ISP should include the sidewalk/landscaping on south side of Drive Lane A south of Murphy site plan.

Response: The landscaping on the south side of Drive Lane A will be the responsibility of Lot 2, Block 1.

1D. See comment above, and also from Kelly Bish below regarding the sidewalk/landscaping for the south side of Drive Lane A.

Response: The landscaping on the south side of Drive Lane A will be the responsibility of Lot 2, Block 1.

2. **Landscaping** (Chad Giron / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

2A. One of the City of Aurora Site Plan notes needs to be revised to reflect that there is a portion of the curbside landscaping that will be responsibility of the Metro District and shall be installed once the street is constructed. It will not depend upon development of the adjoining parcel or a certificate of occupancy. See landscape plan for additional commentary regarding this.



Response: Note revised to accurately describe who is responsible for which landscaping.

2B. Please provide a shrub/ornamental grass concept for the curbside landscape. It may be adjusted once a site plan is submitted for these areas to account for curb cuts. Consult the Murphy Express landscape plan prepared by Galloway for a continuation of the streetscape. Provide the required landscape table to document the required and provided quantities. Break down the north and south sides of the road separately.

Response: Complete

2C. There is a duplicative note on the plan.

Response: Complete

2D. The area along the south side of Drive Lane A will not be installed when the adjoining lot develops. This shall be installed once Drive Lane A is constructed and will be owned and maintained by the Metro District.

Response: Acknowledged

2E. If the sidewalk is extended along the south side of Drive Lane A, then provide the street trees along the back of walk.

Response: The sidewalk will not be extended along the south side of Drive Lane A. The landscaping has been revised as needed.

3. Addressing (Phil Turner / pturner@auroragov.org / 303-739-7271)

3A. No addressing needed.

Response: Noted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Response: Noted. We have addressed our first comments on the PDL and resubmitted it for a second review.

4B. Add the following note:

In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

Response: Note added as requested.

4C. Verify with Traffic that this location is ok for a mid-block crossing.

Response: Mid-block crossing has been removed and moved to the west side.

4D. *Pedestrians should not be dumped into a parking lot. A sidewalk connection needs to be made back to Colfax.*

Response: Sidewalk connection added. This will need to be constructed with Lot 2, Block 8 when it develops.

4E. *Label curb return radius.*

Response: Radius labels added.

4F. *Streetlights are required on this portion of the private drive. Show/label proposed streetlights. Include proposed fixture.*

Response: Per Sections 4.10.6.01.03 and 4.10.6.02.04, street lights are required at intersections and at 250 to 350 foot intervals. A street light is being provided at western intersection by Murphy and lights are provided in the VASA/Kmart parking lot to the east. The length of the street is less than the 250-300-ft.

4G. *Why does the sidewalk not extend to the end of the drive lane? That is a more logical location for a crossing.*

Response: If a sidewalk were added, the guardrail would need to be located behind the sidewalk and would only be 8' from the top of the existing wall. Therefore, the guardrail post would interfere with the geogrid associated with the existing wall and would compromise the structure of the wall. Therefore, no sidewalk will be provided on the south side to allow the guardrail to be closer to the street and avoid comprising the geogrid.

4H. *Label slope. Min 2% or provide concrete pan.*

Response: Slope label added. Meets the 2% minimum.

4I. *The contours are not reflecting the grading for the sidewalk.*

Response: Sidewalk grading has been updated.

4J. *There can't be a 3:1 slope across the sidewalk. It does not appear the sidewalk was graded in properly.*

Response: Sidewalk grading has been updated.

4K. *Pedestrian railing is required when there is 3:1 slope next to a sidewalk.*

Response: Sidewalk has been removed so railing is not needed. See response to comment 4G regarding the sidewalk on the south side.

5. Traffic (Brianna Medema / bmedema@auroragov.org / 303-739-7336 /Comments in gold)

5A. *Remove mid-block crossing and extend to east and cross at access to east property.*

Response: Mid-block crossing has been removed and moved to the west side.

5B. *Add crosswalk striping, extension of sidewalk to Colfax Ave (with ramps).*

Response: No sidewalk will be provided on the south side so ramps and crosswalk striping not needed. See response to engineering comment for why no sidewalk will be provided on the south side.

5C. Add Stop sign.

Response: There was a stop sign already being provided but it has been moved closer to the intersection.

5D. Remove this crossing.

Response: Mid-block crossing has been removed and moved to the west side.

5E. ADA ramp here. Are slopes ok?

Response: No sidewalk will be provided on the south side so ramps not needed. See response to engineering comment on Site Plan sheet for why no sidewalk will be provided on the south side.

5F. Sidewalk will be over shown.

Response: If a sidewalk were added, the guardrail would need to be located behind the sidewalk and would only be 8' from the top of the existing wall. Therefore, the guardrail post would interfere with the geogrid associated with the existing wall and would compromise the structure of the wall. Therefore, no sidewalk will be provided on the south side to allow the guardrail to be closer to the street and avoid comprising the geogrid.

5G. Review this tree placement vs COA STD TE-13.3

Response: Completed

6. Fire / Life Safety (Mark Apodaca /303-739-7656 / mapodaca@auroragov.org / PDF Comments in Blue)

6A. See comment to add notes.

Response: Notes added as requested.

6B. See comment to replace text.

Response: This is an existing easement so we have matched the name on the Plat. The Access portion of the easement is provided to be used as a fire lane.

6C. See comments for provide 26' fire lane easement.

Response: There is an existing fire lane easement here. Label added for clarity.

6D. See new fire hydrant location.

Response: This hydrant is part of the Site Plan for Lot 1, Block 1.

7. Aurora Water (Ryan Tigera / 303-326-8867/ rtigera@auroragov.org / Comments in red)

7A. *Indicate proposed storm drain as private.*

Response: Already included. See the "Utility Plan Notes" section on the bottom of the sheet to the left of the Basis of Bearings.

8. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

8A. *There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.*

Response: Please see responses to individual comments below.

8B. *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.*

Response: Note on cover sheet updated as requested.

8C. *Vacate this easement by separate document. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns.*

Response: Easement is being vacated with DA 1422-13 (Murphy Express)

8D. *Vacate these easements prior to the approval of the site plan.*

Response: Easement is being vacated with DA 1422-13 (Murphy Express)

8E. *License Agreement is needed for the retaining wall in the easements. Contact Grace Gray (ggray@auroragov.org) to start the License Agreement.*

Response: This retaining wall and the easement associated with it is existing and not a part of this site plan.

8F. *Which adjacent property owner is providing the shown easement?*

Response: DA # for project providing added to the schedule note. The easement will be provided by Murphy Express.

8G. *Dimension and label the easement as shown. Dedicate this easement by separate document. Contact Andy Niquette (aniquett@auroragov.org) for the easement Concerns.*

Response: Easements are being dedicated by DA 1422-13 (Murphy Express)

8H. *The highlighted should qualify as item 9 in the legend - off-site dedication.*

Response: We have dedicated an easement that goes up to our property line. We are connecting to an existing curb cut and fulfilling the requirements of the Kmart and Citadel on Colfax Site Plans.

8I. *Dedicate the highlighted easement by separate document.*

Response: Easements are being dedicated by DA 1422-13 (Murphy Express)

8J. *The highlighted number is not represented in the list.*

Response: Schedule note list corrected.

8K. *Match the plat info.*

Response: Radius revised.

8L. *Add the easement name here.*

Response: Easement descriptions added.

8M. *License Agreement is needed for the retaining wall in the easements. Contact Grace Gray (ggray@auroragov.org) to start the License Agreement.*

Response: This retaining wall and the easement associated with it is existing and not a part of this site plan.

9. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

9A. *Please review the attached letter from Xcel Energy.*

Response: Noted. No action items at this time. We will coordinate with Xcel directly if needed.

10. RTD (Clayton Scott Woodruff/ clayton.woodruff@rtd-denver.com / 303-299-2943)

10A. *No comments.*

Response: Noted.

11. Mile High Flood District (Mark Schutte / 303-455-6277)

11A. *Letter provided, however no comments.*

Response: Noted.

12. Arapahoe County Public Works & Development (Sarah L White/ swhite@arapahoegov.com/ 720-874-6500)

12A. *Letter provided, however no comments.*

Response: Noted.

Thank you in advance for taking the time to review this application. We look forward to working with you towards approval of this development proposal.

Sincerely,
GALLOWAY

Scott Brown
Civil Engineering Project Manager
ScottBrown@GallowayUS.com