



Planning Division
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AuroraGov.org

August 6, 2024

Jessica Glavas
Quiktrip Corporation
12000 Washington St, Ste 175
Thornton, CO 80241

Re: Second Submission Review: Quiktrip 4283 at High Point Site Plan and Plat
Application Number: DA-1746-42
Case Numbers: 2024-6012-00; 2024-3017-00

Dear Ms. Glavas:

Thank you for your second submission, which we started to process on July 18, 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 community members.

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 September 4, 2024.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Maddy Kish Kimley Horn, 6200 S Syracuse Way, Suite #300, Greenwood Village, CO 80111
Lorianne Thennes, ODA
Filed: K:\SDA\1746-42rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include notes on signage and lighting details that they are subject to update (to a similar style); changes may otherwise require an amendment to the approved site plan (items 2F, 2L).
- Show the landscaping for E. 64th Avenue per the concurrent ISP (item 4A).
- See Traffic Engineering comments regarding the TIS, counts, and access (item 8A-D).
- Update fire hydrant locations and bollards per Fire / Life Safety comments (item 9F).
- Include pedestrian connections along access drives (item 3B).

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Thank you for the thorough response to initial comments and additional information.

2. Site Plan and Subdivision Comments

Site Plan Comments

- 2A. Sheet 1: *Repeat comment*: Revise sign information in the data table to reflect only max signage allowed. Revise 600 square feet to max area and number allowed (approx. 215 sq. ft., see UDO Sec. 4.10).
- 2B. Sheet 1: Remove the Planning Commission line from the approval box.
- 2C. Sheet 1: Add an amendments box.
- 2D. Sheet 1: *Repeat comment*: Show all relevant and constructed roads (i.e. Denali) on the vicinity map.
- 2E. Sheet 1: Add Lot 2 in the project data table, with an area for future development.
- 2F. Call out the monument sign location(s) on Sheet 3. Add a note on the sign detail on Sheet 2 that it is illustrative and may change in conformance with the code. A separate sign permit will be required for external signage.
- 2G. Sheet 2: *Repeat comment*: Correct note 4 to update “American” to “Americans.”
- 2H. Sheet 3-5: *Repeat comment*: Include all building dimensions (i.e. canopies and store).
- 2I. Sheet 6-7: *Repeat comment*: Show grading on Lot 2 that might impact future development. *Update*: Thank you for the additional information. Please clarify if the grading tie-ins from Lot 1 will require additional grading on Lot 2 (i.e. the 5400 contour, etc.).
- 2J. Sheet 10: Confirm that no retaining walls are needed or proposed. If they are, please include a detail.
- 2K. Sheet 11: Please see comments from E-470 in this letter and confirm landscape plan compliance. E-470 will need to approve all landscaping locations in the MUE.
- 2L. Sheet 15-17: Include a note that light fixtures and cut sheets are an example and may change for installation.
- 2M. Sheet 18-19: Label canopy elevations with directions (i.e. “west elevation”, etc.).
- 2N. Sheet 20: *Repeat comment*: Include dimensions for fenestration, pop-outs, etc.
- 2O. Sheet 20: Thank you for the additional transparency and material updates for the north and west elevations.
- The north elevation is a primary façade facing E. 64th Avenue and the patio area. Note that the utility boxes must be screened.
 - For the left/west elevation, an additional vertical element, such as a color change, pillar, faux window, brick pattern, or other treatment, is needed to break up the center plane.
- 2P. Sheet 20: Please clarify the material or proposed color in the white box area of the north, south, and east elevations. This was previously shown as a red and/or signage area.

Plat Comments:

- 2Q. Sheet 1: Remove the Adams County Recordation Certificate.

3. Streets and Pedestrian Comments

- 3A. Thank you for thoroughly addressing connectivity comments to E. 64th Avenue and Gun Club Road.
- 3B. Provide a pedestrian connection from the main entrance along both the north-south access drive to E. 63rd



Avenue and the east-west access drive to Gun Club Road for future development.

4. Landscaping Issues (Tammy Cook / 954-266-6488 // Comments in bright teal)

Site Plan Comments

- 4A. Sheet 12: *Repeat comment:* Show landscape per 64th Ave ISP shaded back. This development is responsible for installation and irrigation.
- 4B. Sheet 12: *Repeat comment:* Provide this hatch in the Legend and identify it as a native seed.
- 4C. Sheet 12: *Repeat comment:* Special paving shall be provided around the entrance of these gathering areas. The hatch pattern just calls out a seating area.
- 4D. Sheet 13: Note that any of the deciduous trees located along collector or arterial streets are required to be 2.5" not 2" caliper.

5. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 5A. Address assigned - refer to 6375 N. Gun Club Road.

6. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org)

- 6A. No further comment at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Moustapha Agrignan / magrigna@auroragov.org / Comments in green)

Site Plan Comments

- 7A. Sheet 1: Advisory note: The adjacent street improvements for 64th and Gun Club shall be in place and initially accepted before the issuance of a Certificate of Occupancy (CO).
- 7B. Sheet 1: Remove benchmark, TYP.
- 7C. Sheet 5: Provide inside and outside fire lane radii, TYP.
- 7D. Sheet 5: Advisory note: This ramp doesn't meet the standard. Please revise the ramp. The northeast sidewalk and north-south sidewalk shall connect at the landing and not at the ramp.
- 7E. Sheet 5: Provide curb radii, TYP.
- 7F. Sheet 5: Show/call out the truncated dome, TYP.
- 7G. Sheet 5: Revised the ROW width. Show the property and the ROW lines
- 7H. Sheet 7: Advisory note: This ramp doesn't meet the standard. Please revise the ramp. The northeast sidewalk and north-south sidewalk shall connect at the landing and not at the ramp.
- 7I. Sheet 7: Provide flow arrow and slope percentage, TYP.
- 7J. Sheet 7: Label the longitudinal slope to the public street.
- 7K. Sheet 7: Please check the proposed grading tying to the existing grading.
- 7L. Sheet 7: Add " All proposed pavement material is to be determined during the time of final construction documents as asphalt or concrete minimum slopes as required for concrete and asphalt will be demonstrated in final construction documents."

8. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

TIS Comments

- 8A. Show calculation for volumes for the signal warrant study. It was hard to tell how the volumes were calculated and some of the volumes were slightly different than what I was calculating.
- 8B. Some of the 2050 volumes didn't add up to the total volumes. Verify that all the volumes are correct.
- 8C. The vehicular queue for the NBR at 64th and Gun Club exceeds the turn pocket. Will need some more background on why this is acceptable.

Site Plan Comments:

- 8D. The TIS shows that this development generates enough trips on opening day to warrant a signal. Traffic will require that the signal be built with this development and the city will reimburse the developer for 3/4 of the cost of the signal instead of doing an escrow. We have found this to be beneficial to the city and



development to make sure that the signal gets installed in a timely fashion. If there are questions about this reach out to Jason Igo at JIgo@auroragov.org.

9. Fire / Life Safety (Rich Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Site Plan Comments

- 9A. Sheet 5: The ADA Parking sign must be in front of each ADA parking space. The ADA loading area/ramp must have a clear path to the sidewalk in front of the building. (3 signs shown)
- 9B. Sheet 6: Show how the water line is looped through the site. Justify the water supply is sourced from two directions from two separate mains.
- 9C. Sheet 7: Fire Hydrant locations must be drawn on the plans.
- 9D. Sheet 7: Provide bollard protection for fire hydrants were indicated per Standard 208-2 of the Standards and Specifications Regarding Water, Sanitary Sewer, and Storm Drainage Infrastructure Manual. Show fire hydrant with bollard symbol in associated legend.
- 9E. Sheet 7: Show how the water line is looped through the site. Justify the water supply is parallel to the building for domestic water.
- 9F. Sheet 14: All fire hydrants shall be located not less than three feet - six inches (3'- 6") and not more than eight feet (8') from the back of the curb to the center of the hydrant and be unobstructed on the street side. The minimum clearance on all other sides shall be five feet (5'). Fire hydrants must be grade-staked in the field. Fire hydrants are not allowed on sidewalks.
- 9G. Sheet 14: Provide bollard protection where a fire hydrant may potentially get struck by a vehicle.
- 9H. Sheet 14: Provide bollard protection for fire hydrants were indicated per Standard 208-2 of the Standards and Specifications Regarding Water, Sanitary Sewer, and Storm Drainage Infrastructure Manual. Show fire hydrant with bollard symbol in associated legend.

10. Aurora Water (Jennifer Wynn / 303-739-7490 / jwynn@auroragov.org / Comments in red)

Site Plan Comments

- 10A. Sheet 6: Please label as sand and oil interceptor
- 10B. Sheet 7: The grease interceptor should not have more than 30 ft of service line between it and the exit of the building to avoid grease cooling down and clogging the sanitary line before the grease interceptor. There appears to be about 50 ft of service line currently. Please revise.
- 10C. Sheet 7: Is one of these the irrigation meter? Please revise and label.
- 10D. Sheet 7: If this is a fireline, firelines cannot have a meter and must be outside of any easement.
- 10E. Sheet 7: Sand and oil interceptor must drain to the sanitary sewer line. Please show cleanouts at each bend.
- 10F. Sheet 7: Correct to sanitary stub

11. Land Development Services (Roger Nelson / 303-739-7294 / ronelson@auroragov.org / Comments in magenta)

Plat Comments

- 11A. See the Advisory Comments on the second page of the plat.
- 11B. Sheet 1: See the changes in the Covenants, City Approvals, and Notes.
- 11C. Sheet 1: Delete the Clerk and Records Certificate block.
- 11D. Sheet 1: Add the Covenant Language for the Water Easements on the plat.
- 11E. Sheet 1: Add the names of the easements as they match the purpose for the easements.
- 11F. Sheet 3: Delete the Setback line on the plat.
- 11G. Sheet 3: Change Tract A into dedicated R.O.W. granted by the plat.
- 11H. Sheet 3: Add the Parenthesis to the Legend and say what they are used for. Fill in the Blanks.
- 11I. Sheet 4: See the minor changes needed on the page.

Site Plan Comments:

- 11J. Sheet 2: Add the standard Site Plan Note.
- 11K. Sheets 3-5: change the names of the easement to match plat easement names.
- 11L. The PSCo easement will need to be vacated before any building permits – Send proof that it has been



vacated.

- 11M. Confirm with Fire/Life Safety that the canopy over the Fire Lane is okay – will this portion of the Fire Lane need to be outside of the canopy?

12. Easements (Grace Gray / 303-739-7227 / ggray@auroragov.org)

- 12A. No additional comment at this time.

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

- 13A. No resubmittals are necessary

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

14A.

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Utilities	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
TOD	no exceptions

- 14B. This review is for Design concepts and to identify any necessary improvements to RTD stops and properties affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements, or permits that may be required by the RTD for any work on or around our facilities and property.

15. Denver International Airport (denplanningreferrals@flydenver.com)

Comment: DEN provides the following comments:

- 15A. The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area’ for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will assist with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event. https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnum/150_5200-33
- 15B. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file a notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any



structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 processes can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

16.E-470 Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

- 16A. In addition to previous comments, E-470 has the following additional comment: the landscape plans need to label the MUE and the TBMS (fiber) need to be shown and labeled protect in place.