



January 23, 2025

Stacy Wasinger
Senior Planner
City of Aurora
swasinge@auroragov.org
303-739-7112

RE: QuikTrip 4283 (DA-1746-42)/ 3rd Submission Review Quiktrip 4283 at High Point Site Plan and Plat

Dear Stacy Wasinger,

Thank you for the comments on October 16, 2024 for the above-mentioned project. In an effort to address your comments concisely and simplify your review, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: SECOND SUBMISSION REVIEW

Dear Ms. Glavas:

Thank you for your third submission, which we started to process on September 25, 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 comments from multiple reviewers remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 6, 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. This next submission can be processed as a technical review while the Administrative Decision process moves forward. Staff will reach out with additional information on scheduling and required posting for the Administrative Decision.

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.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Most of the remaining comments are minor but must be addressed through a technical review. Please note formatting and advisory comments from all reviewers.
- See Land Development comments regarding the plat (item 8).

PLANNING DEPARTMENT COMMENTS

1. SITE PLAN AND SUBDIVISION COMMENTS

Site Plan Comments

1A. Please update the date in the title block on each sheet to the current submittal.

- *Response: The date in the title block has been updated on each sheet.*

1B. 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).

- The project data table indicates 86.67 sq. ft. max signage but the comment response indicates 215 sq. ft. Please include all building frontage in the calculation and revise.
 - *Response: Project data table to only include max signage required, but max signage on the proposed site is 215 sq. ft.*

1C. Sheet 1: Repeat comment: Add an amendments box.

- The comment response indicates that this was addressed, but the cover sheet does not have an amendments box. Please revise.
 - *Response: Amendment box provided on cover sheet.*

1D. Sheet 1: For Lot 2, the “landscape” label should be “undeveloped” or “for future development” to match the site plan, unless the whole area will include new landscaping.

- *Response: Landscape label is now labeled as undeveloped.*

1E. Sheet 3: The “Icon and Wayfinding” monument called for in the Master Plan (page 22) at the E-470 and E. 64th Avenue intersection was added in the second submittal but appears to have been removed from the site plan. Please show the general location of the proposed sign to conform to the Master Plan, even if it is to be installed by others.

- *Response:*

1F. Sheet 3: Update label for southern ROW; this will be E. 63rd Ave. (not E. 64th Ave.).

- *Response: Southern ROW label updated.*

Plat Comments:

1G. The plat does not label E. 63rd Ave. ROW. Please update to match the site plan.

- *Response: E 63rd Ave ROW is now labeled.*

2. STREET AND PEDESTRIAN COMMENTS

2A. Repeat comment: 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.

- Thank you for the clarification on design of the access drives. Please provide a stub for future connection and note that the connection will be provided via an Infrastructure Site Plan from others.
 - *Response: The adjacent property owner is responsible for the pedestrian connection outside of our property lines. The stub location is provided on the utility sheets.*

3. LANDSCAPING ISSUES

3A. No further comment at this time.

- *Response: Acknowledged.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. CIVIL ENGINEERING

Site Plan Comments

4A. Sheet 1: Repeat Comment: Remove benchmark.

- *Response: Benchmark removed.*

4B. Sheet 2: 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."

- *Response: Note added.*

4C. Sheet 5: Clarify the project boundary.

- *Response: The project boundary is clarified with the property line labeled as such.*

5. TRAFFIC ENGINEERING

TIS Comments

5A. The right turn on the minor street approach should be half the volume for the signal warrant analysis.

- *Response: Minor street right-turns have been updated.*

5B. Add note on how 90% of Peak hour was used for off peak. It looks to be right based off daily counts but would like that back up information.

Response: Clarification has been provided in the signal warrant analysis regarding the 90% factor used here. As mentioned within the text of the report previously, the 1st and 2nd peak hours used in the analysis are based on the 2026 AM and PM Total volumes, while the 3rd and 4th peak hours assume a 90% factor of the AM and PM peak hour volumes, respectively. This is based on the assumption that for an hour before/after the peak hours listed--for example, if AM commuter peak hour is 7:00-8:00 AM, the following hour 2026 horizon year 8:00-9:00 AM hour is assumed to have 90% of the traffic volume that occurred during the morning peak hour, with the same process followed in the afternoon peak period. A signal is still warranted based on the updated analysis with only including 50% of the right-turn minor street volume.

Site Plan Comments:

5C. Sheet 2: Need information of (Applicant/owner name, address, phone) for signal escrow note.

- *Response: Owner Information below for signal escrow note.*

Jessica Glavas

QuikTrip Corporation

303-248-0435

12000 Washington St, Ste 175, Thornton CO 80241

jglavas@quiktrip.com

6. FIRE/LIFE SAFETY COMMENTS

6A. No further comment at this time.

- *Response: Acknowledged.*

7. AURORA WATER

Site Plan Comments

7A. Advisory Comment: This site plan cannot be approved until the preliminary drainage study is approved.

- *Response: Understood and acknowledged.*

8. LAND DEVELOPMENT SERVICES

8A. Flatten pdf so that AutoCAD SHX text does not highlight when hovering over that text.

- *Response: PDF flattened as specified.*

8B. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.

- *Response: Title Commitment to be provided at recording.*

8C. (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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

- *Response: Certificate of taxes provided.*

8D. (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.

- *Response: Understood and acknowledged.*

8E. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

- *Response: Included with second submittal previously.*

8F. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

- *Response: State monument records provided.*

Plat Comments

8G. Sheet 1: Dedication – Revise to meet the COA 2024 Subdivision Plat Checklist requirements and reduce redundancy.

- *Response: Revised as specified.*

8H. Sheet 1: Dedication – Revise property description to match the graphics or revise the graphics to match the written description, reference recording information for Right-of-Way bounds calls, and insert “Lot” between “West” and “Line”.

- *Response: Revised as specified.*

8I. Sheet 1: General Notes – Remove Note #11, if the area is being dedicated as street ROW.

- *Response: Note 11 removed.*

8J. Sheet 1: City of Aurora Approvals – Remove reference to Tract A, if this being dedicated as street ROW.

- *Response: Tract A reference removed.*

8K. Sheet 2: Covenants – Match the COA 2024 Subdivision Plat Checklist language verbatim and revise the “Water Easement” covenant as shown.

- *Response: Language matched verbatim.*

8L. Sheet 3: Any easements that will be release prior to final plat approval can be removed.

- *Response: Understood.*

8M. Sheet 3 & 4: Revise easement names to reflect the approved names in the covenants, clarify if Fire Lane Easements are also Access Easements, and add easement widths.

- *Response: Easements revised as necessary.*

8N. Sheet 3: Reconcile the recording information against that referenced on the site plan and make sure these agree.

- *Response: The recording information is updated as specified.*

8O. Sheet 3 & 4: Label the dedicated ROW road name.

- *Response: ROW and road name labeled.*

8P. Sheet 3: Match the graphics and written description bearings and distances.

- *Response: Graphics and written descriptions matched.*

8Q. Sheet 3: Provide what the cap is on for the E ¼ corner of Section 12.

- *Response: Cap provided.*

8R. Sheet 3 & 4: Remove the word “Proposed” from all easement references.

- *Response: Removed.*

8S. Sheet 3 & 4: Remove reference to "Tract A" where ROW is being dedicated.

- *Response: Removed*

Site Plan Comments:

8T. Sheet 1: What is this elevation related to?

- *Response: All elevations are relevant to drawing.*

8U. Sheet 3: Label exterior Bearings and Distance/curve data so that the boundary can be reconciled against the plat.

- *Response: Exterior Bearings and Distance/curve data labeled.*

8V. Sheet 3: Label hatching or add to a legend.

- *Response: Hatching labeled.*

8W. Sheet 3: Plat shows Rec. No. 2022000039717?

- *Response: Plat corrected.*

8X. Sheet 3: "FIRE LANE AND ACCESS EASEMENT" OR JUST "FIRE LANE EASEMENT"?
(Typical)

- *Response: Specified in callouts. Both exist in the plans.*

8Y. Sheet 3: Plat calls for existing Reciprocal Access Easement & Cost Sharing Agreement Rec. No. 2024000049496?

- *Response: Plat corrected.*

9. REGIONAL TRANSPORTATION DISTRICT (RTD)

9A.

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

- *Response: Understood and acknowledged.*

9B. This review is for Design concepts and to identify any necessary improvements to RTD stops and property 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.

- *Response: Understood and acknowledged.*

10. E-470 HIGHWAY AUTHORITY

10A. No additional comments.

- *Response: Acknowledged.*

We appreciate your review and approval of these plans. Please contact me at 720-897-6312 or at danielle.prescott@kimley-horn.com should you have any questions.

Sincerely,



KIMLEY-HORN AND ASSOCIATES, INC.