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July 10, 2024

Erik Gates
Planner I
Planning & Development Services | City of Aurora
Office 303.739.7132
Email egates@auroragov.org
he/him/his

Re: Fifth Submission Review: Applegreen at Aurora NB – Site Plan with Adjustments
Application Number: DA-2314-00 Case Number: 2020-6017-00

Mr. Gates,

We received the comments for Application Number DA-2314-00 and Case Number 2020-6017-00 and offer the following responses and clarification requests:

Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The sign data table will need to be updated to reflect current code allowances now that signage adjustments will be addressed in a future submittal. [Planning]
[Response: Drawings adjusted to include a maximum of 5 signs. The Sign Data Table has been removed from the Site Plan Cover Sheet as the sign approval will be proceeding by a separate approval process.](#)
- Provide a detail that indicates the material, color and height of the proposed retaining wall. [Landscaping]
[Response: Detail 5 – Retaining Wall added to Sheet 16.](#)
- Aurora Water is still not in favor of the proposed temporary wastewater treatment condition. Please pursue extension of sanitary from the north in coordination with adjacent development. [Aurora Water]
[Response: The plans have been revised to remove the on-site wastewater treatment facility. The plans now show the sanitary extension to the east along the fire access road where they will tie into the sanitary sewer being proposed as part of the Aspen Business Park development in Gun Club Road \(RSN 1777354\).](#)
- Please submit easement applications for this project. [Real Property]
[Response: The easement applications will be submitted for the project once the next round of Construction Document submittals have been reviewed by the City of Aurora. The intent is to prevent the revision of legal descriptions for areas that were revised as part of the new sanitary sewer alignment.](#)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no community comments on this application.

Response: Acknowledged.

2. Completeness and Clarity of the Application (Erik Gates / 303-739-7132 / egates@auroragov.org / Comments in teal)

[Site Plan Page 6]

2A. Staff may have to request that Planning Commission approval be conditional upon the resolution of these wastewater treatment questions.

Response: The on-site wastewater treatment facility has been removed from the plans. The sanitary sewer connection to the Proposed Gun Club Business Park - Offsite Sanitary Improvement Plans (COA RSN 1777354) have been added to the plans.

3. Zoning and Land Use Comments (Comments in teal)

3A. There were no more zoning or land use comments in this review cycle.

Response: Acknowledged.

4. Streets and Pedestrian Issues (Comments in teal)

4A. There were no streets or pedestrian issues identified in this review cycle.

Response: Acknowledged.

5. Parking Issues (Comments in teal)

5A. There were no more parking issues identified in this review.

Response: Acknowledged.

6. Architectural and Urban Design Issues (Comments in teal)

6A. There are no additional architectural comments as part of this review cycle.

Response: Acknowledged.

7. Signage Issues (Comments in teal)

[Site Plan Page 1]

7A. A total maximum of 5 wall and monument signs are permitted without an adjustment. This will need to be corrected before the final recording of this plan. This can be updated if needed when the application that would include signage adjustments has been submitted.

Response: Drawings adjusted to include a maximum of 5 signs.

7B. How was this number calculated? Code allowance for this location is two square feet of sign area for each linear foot of building frontage for the first 100 feet, then one-half square feet of sign area for each linear foot of building frontage thereafter as measured along the longest building frontage with a public entrance. The max number shown here appears too large.

Response: The Sign Data Table has been removed from the Site Plan Cover Sheet as the sign approval will be processed by a separate approval process. Drawings adjusted to include a maximum of 5 signs.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

8A. There were no more comments from Addressing on this review.

Response: Acknowledged.

9. Landscaping Issues (Kelly Bish / 303-739-7131 / kbish@auroragov.org / Comments in bright teal) [Site Plan Page 20]

9A. Repeat Comment: Provide a detail that indicates the material, color and height of the proposed retaining wall. Staff does not have access to the civil drawing files and hence a detail should be included here.

Response: Detail 5 – Retaining Wall added to Sheet 16.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Brianna Medema / 303-739-7310 / bmedema@auroragov.org / Comments in green) 10A. There were no comments from Civil Engineering on this review.

Response: Acknowledged.

11. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber) 11A. There were no more comments from Traffic Engineering on this review.

Response: Acknowledged.

12. Forestry (Becky Lampear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple) 12A. There were no more comments from Forestry on this review.

Response: Acknowledged.

13. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red) [Site Plan Page 6]

13A. After a discussion with the assistant general manager for Aurora Water, the department is still not in favor of this temporary condition. Please pursue an extension of sanitary from the north in coordination with adjacent development.

Response: The on-site wastewater treatment facility has been removed from the plans. The sanitary sewer connection to the Proposed Gun Club Business Park - Offsite Sanitary Improvement Plans (COA RSN 1777354) have been added to the plans.

Real Property (Andy Niquette / 303-739-7325 / aniquett@auroragov.org / Comments in magenta)

14A. Submit easement applications for this project. Dedication submittals go to dedicationproperty@auroragov.org. Releases go to releaseeasements@auroragov.org.

- 23' Fire lane easement
- 16' Utility Easement
- 10' Water Pocket Easement (3)
- Partial release of existing Fire Lane easement

Response: The easement applications will be submitted for the project once the next round of Construction Document submittals have been reviewed by the City of Aurora. The intent is to prevent the revision of legal descriptions for areas that were revised as part of the as the new sanitary sewer alignment.