



May 20, 2024

Stacy Wasinger  
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303-739-7112

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

Dear Stacy Wasinger,

Thank you for the comments on May 15, 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: INITIAL SUBMISSION REVIEW**

### **STAFF COMMENTS**

#### **PLANNING DEPARTMENT AND COMMENTS**

1. No comments from neighbors were received. Therefore, no neighborhood meeting will be required. Please see all comments from review agencies in this letter and on the redline.
  - *Response: Understood and acknowledged.*
2. The application fees totaling \$23,092.95 have been paid.
  - *Response: Understood and acknowledged.*
3. There are references in response to comments, TIS, and other documents to a “travel center”. Please note that the UDO-defined primary use is “Motor Vehicle Fuel Dispensing Station” with accessory convenience sales. Please confirm that no overnight parking or truck scale is proposed for this site.
  - *Response: No overnight parking is proposed for this site. It is referred to as a travel center due to the size of the site and the proposed truck fueling bays.*
4. Please include an overall site plan showing the full extent of the property and including adjacent improvements such as the sidewalk installed on E. 64th Avenue and on Gun Club Road. The extent would be like the scale of Sheet 7, the circulation plan, and include all property lines.
  - *Response: Overall site plan page included in site plan package.*
5. Please dimension all buildings and elevations, including recesses and pop-outs.
  - *Response: All building dimensions and elevations dimensioned.*
6. Both the site plan and the plat have discrepancy in area calculations. The plat indicates 7.268 acres in the legal description but does not account for the remainder that is shown as Lot 2 on sheet 2.

The site plan lists 7.29 acres in the data table but references the existing Lot 1, Block 7, High Point East Filing No. 4, which is 11.443 acres. Clarify the extent of each application. The plat must show the full acreage for the existing lot and proposed lots. The site plan must show all improvements, including those on Lot 2, such as the shared access and drainage easements.

- *Response: Discrepancies corrected and the site plan to show all improvements including the shared access and easements. Proposed site acreage shown on each lot.*

7. Please include the developable area for Lot 2. Due to proposed easements and access drives, it appears that the developable area will be far less than the total 4.176 acres.

- *Response: Developable area is 3.81 acres, provided on callout on site plan.*

8. The introduction letter does not fully address the pre-application comment 2B, "Provide an outline of the proposed use with the Letter of Introduction. Information should include the hours of operation, number of shifts, truck circulation, types of vehicles to be used or stored on the lot, ancillary uses, and number of employees. Provide as much information about the operations as possible." Please revise.

- *Response: Operations plan now provided within the site plan package showing the hours of operation, number of shifts, truck circulation, types of vehicles, uses, and number of employees.*

9. Include E. 63rd Avenue in all application materials. A concurrent application for the adjacent property shows this ROW design and dedication. Please see Figure 1 below showing the current design in review for E. 63rd Avenue and coordinate with this site plan. If contact or any additional information is needed for the adjacent property owner, please reach out to staff.

- *Response: E 63<sup>rd</sup> Avenue is now included via Martin & Martin ISP DA-1746-40 and coordinated accordingly.*

**SITE PLAN AND SUBDIVISION COMMENTS**

10. See redlines in teal on the site plan and subdivision plat documents.

- *Response: Redlines addressed.*

11. Update and include all page numbers. There are two sheets 9 and no sheet numbers on the architectural drawing sheets.

- *Response: Pages updated as specified.*

**SITE PLAN COMMENTS**

12. Sheet 1:

- 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).
- If a secondary monument sign is proposed at the Gun Club, it must be included in the site plan now or an amendment will be required to add it later.
- Remove the recorder's certificate. Adams County no longer uses this format and instead utilizes the upper left corner for recordation information.
- Show all relevant and constructed roads (i.e. Denali) on the vicinity map.
- Include Lot 2 in the area and site data table. Note the remainder of the lot is for future development, or any proposed use not.

- *Response: Sign data table updated to reflect only max signage. Second monument sign shown. Recorder's certificate removed. Relevant notes shown on vicinity map. Lot 2 is included in the area and site data table.*

13. Sheet 2:

- Correct note 3 to update "American" to Americans".
- The second set of notes labeled "City of Aurora Required Notes" appear to be civil drawing notes. These are not required on the site plan and should be removed if unnecessary.
- *Response: Note updated.*

14. Sheet 3-4:

- Update label HH with the correct square footage for the patio.
- Include all building dimensions.
- *Response: Updated as specified.*

15. Sheet 5-6:

- Show accessible route out to public ROW.
- Show any additional grading on Lot 2 that might impact future development..
- *Response: Route shown and any other grading shown.*

16. Sheet 7:

- Show E. 63rd Avenue on the circulation plans.
- *Response: E. 63<sup>rd</sup> Avenue shown on plans.*

17. Sheet 8:

- There is a detail of a bicycle parking rack on this sheet and a different one on Sheet 12. Please remove one.
- If any walls, fences, etc. are proposed, please include a detail of these items.
- *Response: The bike rack shown on Sheet 12 is to remain.*

18. Sheet 9:

- E-470 may not approve landscape in MUE. Please see comments from E470 in this letter.
- There are two sheets labeled 9; please update the numbering.
- *Response: Updated as specified.*

19. Sheet 9-10:

- The expectation is this landscape is to be installed and irrigated by this development.
- Show how the patio is accessed. It is expected that a pedestrian route to the public ROW sidewalk on E. 64th Avenue is provided per UDO 146-4.8.4.B.1 and 4.5.4.D.
- *Response: Sheet 9-10 updated accordingly.*

20. Sheet 11:

- Update zoning and site information in the landscape calculation table..
- *Response: Zoning and site information updated in the table.*

21. Sheet 13:

- Add light fixtures to the legend.
  - *Light Fixtures added to legend.*

22. Sheet 16-18:

- Add a digital material board/key for materials.
- Add sheet numbers.
- Label elevations with directions (i.e. “west elevation”, etc.).
- Include dimensions for fenestration, pop-outs, etc.
- The north elevation needs to include additional transparency. This is a primary façade facing E. 64th Avenue and the patio area. An access door and transparency will help meet requirements in UDO 4.8.7.
- The expectation for the left/west elevation is to include additional articulation and/or vertical elements. Faux windows, brick patterns, or other treatments will help meet requirements.
- Remove wall signage specifications from the table.
- Signage is indicated in the canopy and on buildings, but not included in the calculations on the cover sheet. Please show signage meets all standards, including limits on canopies.
  - *Response: Sheets updated accordingly.*

## **PLAT COMMENTS**

23. Is there a ROW dedication for E. 63rd Avenue?.

- *Response: Yes, please refer to Martin & Martin plans.*

24. Sheet 1:

- The expectation is that the legal description should include all 11+ acres for both lots 1 and 2 being created by this plat.
- Remove the Adams County Recordation Certificate.
- Include all street name labels on the vicinity map (i.e. Gun Club Road)..
  - *Response: Updated as specified.*

25. Sheet 2:

- What are the shown setback lines measured to? The easement or a property line?
- What are the sizes of the easement areas on Lot 2?.
- *Response: Shown setbacks are measured to the property line.*

26. Sheet 3:

- Update sheet number (“3 of 3” not “2 of 3”).
  - *Response: Sheet updated as specified.*

## **STREET AND PEDESTRIAN COMMENTS**

27. Access drives are shown through Lot 2, but E. 63rd Avenue is not shown. Please revise and coordinate with the concurrent Infrastructure Site Plan in review for this area (case number 2024-6007-00).

- *Response: Street and connectivity coordinated with Martin & Martin ISP DA-1746-40.*

- 28. Include a pedestrian connection to E. 64th Ave. to the north. The north façade is a primary façade and should include a connection to the ROW. Although the existing development in the area may not produce much pedestrian at this time, it is the expectation that several lots will be developed with employee bases; pedestrian connections must be available to current and future pedestrian traffic.
  - *Response: A pedestrian path is proposed from the outdoor seating area to E 64<sup>th</sup> Ave.*
  
- 29. Provide pedestrian connection from the patio seating area to ROW, specifically to E. 64th Avenue. As noted in pre-application comment 3C, this space should be accessible to and serve both customers and employees.
  - *Response: A pedestrian path is proposed from the outdoor seating area to E 64<sup>th</sup> Ave.*
  
- 30. Provide a pedestrian connection from the main entrance to Lot 2 to the south, for future development.
  - *Response: Pedestrian connection provided.*

**PARKING COMMENTS**

- 31. Will there be any shared parking with lot 2, given the cross-access? This site does have excess parking, over what is required by code.
  - *Response: QT has done extensive studies on the parking required for each site and how much is utilized on a national level. The number of parking spaces provided is in line with the store size and projected use. While code does not require as many spaces, from national client experience this QT use will utilize all the spaces.*

**ARCHITECTURAL AND URBAN DESIGN COMMENTS**

- 32. See page 42 of the Master Plan for additional detail on architectural standards.
  - *Response: Page 42 of Master Plan reviewed and followed accordingly.*
  
- 33. Provide dimensions and detail of canopy columns to demonstrate compliance with UDO 146-3.3.5.OO.9.c.
  - *Response: Dimensions and detail of canopy columns provided.*
  
- 34. Please include a detail of the trash enclosure per UDO 146-4.7.8.B.2. Moving the dumpsters to the interior of the site would aid in screening from E. 64th Avenue.
  - *Response: Trash enclosure elevation shown.*

**SIGNAGE AND LIGHTING COMMENTS**

- 35. Please include the height of stand-alone light pole in the details. UDO 146-4.9.2.B limits these fixtures to 25 feet tall.
  - *Response: Light Pole Heights found in Luminaire Schedule. Light poles higher than 25' are used to avoid collision with oversize vehicles.*
  
- 36. Per UDO 3.3.5.OO.9.d.v. " lighting on the underside of canopies shall be flush with, or recessed above the underside of the canopy surface. Lenses dropping below the surface of the canopy underside are not permitted." Please include fixture examples with the cut sheets on page 15.

- *Response: fixture examples added to cutsheets sheet.*
37. Please show compliance with UDO 3.3.5.OO.9.d..vi. for canopy lighting.
- *Response: Plansheets are compliant with code.*
38. Are any internally lit building panels proposed for either structure?
- *Response: Internally lit building panels are not included in external site plan.*
39. Note that lights may not be mounted above the parapet.
- *Response: No known lights are above parapet.*
40. The lighting plan shows areas over two footcandles at the Gun Club Road north entrance. Do these numbers include the street lighting?
- *Response: street lighting is included in photometric analysis.*
41. See page 22 of the Master Plan for additional signage information. The E-470 and E. 64th Avenue intersection call for an “Icon and Wayfinding” monument at this corner. Is a second monument sign proposed on the corner of E. 64th Avenue and Gun Club Road? Please provide a concept detail of monument signs showing size, location, and materials.
- *Response: Understood, detail provided.*
42. Please see UDO Section 146-4.10 for signage requirements. All monument sign locations and sizes should be shown on the site plan, including any additional reader boards for the fueling station.
- *Response: All monument sign locations shown on plans.*

## **LANDSCAPING ISSUES**

43. Sheet 4:
- label a loading zone, show, label and dimension all existing and proposed easements.
  - A public access easement required. TYP all drives.
  - At the south side of the building, the islands required to be a min. 9' wide. They are currently too narrow and do not comply with the code.
  - Show any proposed monument signage.
  - Add street classification and row width. TYP all sheets..
  - *Response: Sheet 4 updated as specified.*
44. Sheet 9:
- Typically, E-470 does not permit landscaping within the 75' Multi-Use Utility Easement. Please locate the proposed trees, shrubs and other landscaping into the 25' special landscape buffer (currently shown on the plan as the 25' building setback).
  - Label and dimension the special buffer landscaping along E-470.
  - Is this the only proposed monument sign? Show all possible locations - the signs aren't required but if you add one later it will require a site plan amendment.

- At least 50% of the required trees along this special landscape buffer shall be evergreen species & shrubs may consist of tall deciduous and evergreen species planted a minimum of 5 feet on center. The RW, HS and CM do not meet this requirement. There are also no 50% evergreen trees.
- Perennials may be provided as accents but may not count toward the minimum plant quantities in buffers. Include plant material with year-round seasonal interest.
- Fill in this buffer to the property line.
- Include NOT FOR CONSTRUCTION on these sheets as the city does not review construction documents.
- Sheet 9: Per the pre-app comments, this area was to include amenities such as raised planters and tree cut-outs. Shade trees around these areas would provide shade for patrons.
- Special paving around the entrance has not been provided around these gathering areas.
- The screening required around the 6' dumpster is to be an evergreen. The CS2 is not acceptable.
- Show sight lighting on the planting plan as there are conflicts in the landscape islands with the trees that are required to be in the islands.
- Planting is deficient on the east and west sides, provide additional planting beds and plantings or add planters.
- The minimum island width required is 9'. A tree is required on this island.
- The HS on the west side of the building is not called out with a key.
- Label this distinctive landscape feature. Note this should include physically structured shrubs, not perennials or ornamental grasses.
- Show, label, and dimension all existing and proposed easements.
- show sight triangles. make sure plant material is 26" or less.
- For screening the outdoor mechanical equipment, provide a physical screen and an evergreen hedge. Grasses are not acceptable.
- Label this dashed line on the plan.
- Show landscape per 64th Avenue ISP shaded back. This development is responsible for installation and irrigation.
- Label and dimension the special buffer landscaping.
- Provide this hatch in the Legend and identify it as a native seed.
- The expectation is this landscape is to be installed and irrigated by this development.
- Show the curbside landscaping from this ISP screened back.
- Label and dimension the required 20' street frontage buffer.
- E-470 does not permit landscaping within the 75' Multi-Use Utility Easement, please locate the proposed trees, shrubs, and other landscaping into the 25' special landscape buffer (currently shown on the plan as the 25' building setback).
- Per the use-specific standards: Corner Treatment. At the intersection of buffer strips fronting on public and private streets, a distinctive landscaped area at least 10 percent larger in size than the area that would otherwise be formed by the intersection of the required buffer strips shall be provided. Landscaping in this intersection area shall consist of plant specimens having a high degree of visual interest during all times of the year.
- Consider clearer or darker linework as the planting plans are very difficult to read. Possibly consider a larger scale. The drainage, site lighting, fire hydrants and other elements should be included in Legend and on the plan to ensure that there are no conflicts with the proposed trees and those elements.
- *Response: Sheet 9 updated as specified.*

45. 8C. Sheet 11:

- On the Landscape Schedule: Remove and organize plant material by type in the table. Show the trees first in the list. Show a column for the plant ID and then the quantity in the next column.

- Show the shrubs, ornamental grasses, and perennials in separate categories in the Plant List.
- These are the tree sizes at maturity, please remove them from the plant list as the trees are not specified that size.
- In the Landscape Requirements Table: Provide more detail in the landscape requirements table on the number of Deciduous or Ornamental trees, evergreen tree or evergreen or deciduous shrubs, perennials or ornamental grasses, and the percentages.
- set these up as a table.
- For 64th Avenue and Gun Club Road, show this landscape shaded back on the plans and reference the case numbers.
- For the building perimeter requirements, these are deficient, provide the required planting. Describe what the TE's are: Evergreens, shrubs, perennials, ornamental grasses.
- For the Overall Landscape Requirements, the ornamental grass numbers and percentages exceed the code requirement of a maximum of 30%. Reduce the ornamental grasses on the planting plans to below 30%.
- For east Gun Club Road, this exceeds the code requirement of a maximum of 30%. Reduce the ornamental grasses on the planting plans to below 30%.
- Omit the non-street buffer in the table as it will be required when the south parcel is submitted.
- For the west E-470 buffer- Provided: 15 trees with 7 which are evergreen or 47% (50% is req.), M shrubs (against parking lot) 75 & in special buffer 236 with 184-1-gal. or 61 shrubs, thus a total  $175+75=250$  with 80 ornamental grasses or 32%.
- For the north 64th Avenue buffer - Provided: 39 trees with 14 which are evergreen or 36% (50% req.), shrubs (against parking lot) 255 with 38-1 gal. or 12 shrubs total= $243$  shrubs. In special buffer 407 with 225-1 gal. or 75 shrubs, the total is  $243+332=575$  shrubs with 142 ornamental grasses or 25%.
- Provide the water usage table for this project to describe the high, medium and low water usage with the square footage of the area and percentage of the overall site.
  - *Response: Sheet 11 updated as specified.*

46. Sheet 13:

- Show sight lighting on the planting plan as there are conflicts in the landscape islands with the trees that are required to be in the islands. Adjust light poles out of the landscape islands.
  - *Response: Light pole near trash enclosure adjusted north of island. Lights in front of store cannot be moved.*

**ADDRESSING**

47. 9A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
  - Street lines
  - Building footprints (If available).
  - *Response: A preliminary digital addressing file has been submitted.*
48. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org) .
- *Response: The file has been submitted as specified.*

## **TRANSPORTATION PLANNING**

49. From the orientation, this appears to be a Wave-style rack. Bike racks are required to provide at least two points of contact, such as an inverted U-Rack (which would count as 2 bike parking spaces) UDO 146-4.6.3.F.2..
- *Response: The inverted U-Rack is the proposed rack and the other wave bike rack detail has been removed.*

## **ENERGY AND ENVIRONMENT**

50. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.
- *Response: Understood and acknowledged.*
51. In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface. Please be advised there is a regional natural gas transmission line that runs east of E-470 along the west side of the property line.
- *Response: Understood and acknowledged.*
52. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.
- *Response: Understood and acknowledged.*

## **REFERRAL COMPANY COMMENTS**

### **CIVIL ENGINEERING – SITE PLAN COMMENTS**

53. Sheet 1:
- There are 18 sheets. Please update the sheet index.
  - *Response: Sheet index updated.*
54. Sheet 2:
- Refer to the COA website (link below) for the new and up-to-date site plan notes and grading notes and update your notes accordingly.  
[https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fcdnsm5-hosted.civiclive.com%2FUserFiles%2FServers%2FServer\\_1881137%2FFile%2F02.24\\_Site%2520Plan%2520Notes\\_Final%2520Revised.docx&wdOrigin=BROWSELINK](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fcdnsm5-hosted.civiclive.com%2FUserFiles%2FServers%2FServer_1881137%2FFile%2F02.24_Site%2520Plan%2520Notes_Final%2520Revised.docx&wdOrigin=BROWSELINK)
  - Please remove the required notes. These notes will be required for the Civil Plan process.
  - *Response: Site plan notes shown as specified.*
55. Sheet 3:

- Show E. 64th Avenue improvement adjacent to the northern border of the site per the public improvement plan. If another site plan provides this improvement, please identify the RSN. The improvement to E. 64th Avenue is required before the issuance of TCO.
- Label E. 64th Avenue and street classification (TYP.)
- *Response: Sheet 3 updated as specified.*

56. Sheet 4:

- Provide/label property line radii (TYP.)
- Provide ADA path from the store to the ROW (Gun Club Rd)
- Advisory: A landing is required for all turning point intersections.
- Add it as part of ADA path.
- Label street classification (TYP.). Identify the ROW width.
- Label proposed curb return radii (TYP.)
- A receiving ramp is required.
- Provide fire lane easement, easement width and radii.
- Provide radii (TYP.)
- Call the existing streetlight to be removed and show the location of the proposed streetlight.
- Show the connection to the existing.
- *Response Sheet 4 updated as specified.*

57. Sheet 10:

- Not applicable to this site.
- This is sheet 10. Please correct and update the sheet index.
- *Response: Updated as specified.*

58. Page 13:

- Call the existing streetlight to be removed and show the location of the proposed streetlight.
- *Response: Southern drive aisle no longer a part of site plan, comment no longer applicable.*

59. Page 14:

- Add private to the label.
- *Response: Private added to label.*

60. Page 16:

- Remove the copyright notes (TYP.).
- *Response: Copyright notes removed.*

**PLAT COMMENTS**

61. Sheet 3:

- If there is a fire lane on the site plan, then it should be shown up on the plat.
- *Response: Fire lane shown on site plan and plat.*

62. Page 1:

- If the signal is warranted opening year, the project is expected to build a signal with the project and escrow is not needed. There isn't enough information from this report to know if the signal is needed.

- *Response: Thank you for the review and comments provided to the traffic study. Please see individual responses throughout this document.*

*Based on the pre-application notes, the applicant shall be responsible for payment of 25% of the traffic signalization costs for the intersection of 64th Avenue and Gun Club Road intersection, if and when traffic signal warrants are satisfied. Based on the four-hour vehicle volume figure warrant, this intersection is expected to meet warrants for signalization upon build out of the project.*

63. Page 3:

- Provide Denali Logistic Park information that you used for background growth.
- *Response: The traffic volume estimates for the Denali Logistic Park and description for obtaining these estimates are now included in the appendix of the revised study.*

64. Page 16:

- ITE description of a truck stop: A truck stop is a facility located adjacent to an interstate highway interchange that provides commercial vehicle fueling, space and supplies for self-service vehicle maintenance, and other services specific to the needs of truckers (e.g., showers, on-site truck parking area). The facility typically contains a convenience store, restroom facilities, and one or more restaurants (either fast-food or high-turnover sit-down). Gasoline/service station (Land Use 944) and convenience store/gas station (Land Use 945) are related uses.
- From the description it doesn't seem like it is a truck stop but just has pumps for trucks. An argument is needed on why this should be used.
- *Response: We agree that truck stop does not fully fit the characteristics of the truck fueling positions. As such, the updated study has been evaluated with only ITE Land Use Code 945 Convenience Store and Gas Station. The fueling positions for this use has been increased from 16 vfp to 20 vfp to account for the four truck fueling positions.*

65. Page 17:

- This is non-pass-by trips. It is unclear if it is right. Verify numbers.
- Add a line for pass-by trips.
- *Response: Additional clarification has been provided to the trip generation table which now includes a row for non pass-by new trips, pass-by trips, and total project trips.*

66. Page 18:

- Will need a 2050 distribution for the project access will be a right in right out when Gun Club Road gets extended to the south.
- *Response: Separate trip distribution figures and evaluation has been provided to account for the north access being full movement at build-out and then right-in/right-out for the long-term horizon when additional development occurs to the south. Therefore, the south access along Gun Club Road has now been evaluated for the long-term 2050 horizon.*

67. Page 19:

- Traffic will not be able to make the left out of the access in 2050.
- *Response: Separate trip distribution figures and evaluation has been provided to account for the north access being full movement at build-out and then right-in/right-out for the long-term horizon when additional development occurs to the south. Therefore, the south access along Gun Club Road has now been evaluated for the long-term 2050 horizon.*

68. Page 20:

- Traffic will not be able to make the left out of the access in 2050. Distribution in the master study had 6% go north and 8% go south.

- *Response: Please see previous responses regarding the north access having movement restrictions for the long-term horizon.*

*Project traffic has now been distributed to and from the north along Gun Club Road for the 2050 horizon. The distribution to the south in the master study was only serving private development as Gun Club Road does not provide through connectivity to the south. To conservatively evaluate the intersection of 64th Avenue and Gun Club Road, a capture rate was not provided to and from the overall development to the south. Nominal volumes were added in addition traffic assignment to account for all movements.*

69. Page 25:

- The difference between 2026 and 2050 for NB trips needs some thinking. Specifically, the AM NBL 50 has fewer vehicles in 2050 than in 2026.

- *Response: The total traffic volume projections have been updated for the long-term horizon. There were issues with linking the EBR and NBL volumes for 2050 as well as subtracting the previous site volumes and adding back in the current site pass-by volumes since pass-by was only utilized in the short-term (because existing through volumes too low to pull 76% pass-by). This all has been corrected.*

*With the most recent master traffic study, the background volumes for the long-term 2050 horizon have also been increased.*

70. Page 26:

- This paragraph seems to go under 5.1 and not 4.3.

- *Response: This is our typical template; however, this has been relocated in the revised traffic study.*

71. Page 27:

- Add the Synchro version and build.

- *Response: The version of Synchro has been provided in the revised study.*

72. Page 29:

- Highlight all movements with LOS E or F.

- *Response: All LOS E & F have been highlighted in the revised study.*

73. Page 31:

- 64th Ave is an arterial and shall meet SHAC deceleration criteria.

- Synchro printout shows that it exceeds 95th Percentile capacity. Please add the number to all that have it.

- *Response: With the City of Aurora defaulting to CDOT standards for turn lanes, the turn lanes along 64th Avenue with project related movements have been evaluated with guidelines set forth in the State Highway Access Code. The queuing table now identifies when 95th percentile volumes exceeds capacity in the Synchro queuing output sheets.*

74. Page 39:

- Where is the 72-hour counts needed for the signal warrant analysis? This was asked for in the pre-application meeting.

- *Response: KH has worked through with the City of Aurora only collecting four-hour turning movements counts and providing four-hour vehicular volume warrants. Four-hour vehicular volume warrants is the industry standard. 72-hour tube counts do not provide turning movements or tell the entire story of an intersection especially when half of right-turn movements are removed from minor approaches in the signal warrant evaluation. However, for this study, existing turning movement counts were collected on a weekday for 12 hours at the intersection of 64th Avenue and Gun Club Road.*

*Further, in this case, 72-hour count data does not provide any relevant data along the minor approaches of Gun Club Road due these roadways only servicing construction traffic at this time.*

75. Page 72:

- EBL and WBL could be protected and permitted as long as it is a single lane. It looks to have a good sight distance.
- phase 2 should be eastbound. Fix the rest of the phasing.
- Why are there overlaps?
- This is not the correct clearance time. Apply to all scenarios.

- *Response: Agreed, this has been updated to protected-permissive left turn phasing. Phase 2 of the signal splits has been updated to be the eastbound approach. NBR overlap has been removed. The Synchro defaults were previously used for the clearance intervals. These clearance intervals have been updated in the revised study.*

76. Page 89:

- How are all these numbers generated?
- The text talks about the four-hour and one-hour warrants but they are not included in this..

- *Response: The signal warrant evaluation has been updated to the four-hour vehicular volume warrant figure. 90 percent factors were previously utilized to calculate the 5th - 8th hours; however, eight-hour warrant has not been utilized in the revised study. The four hour warrant was previously satisfied. This has been converted to the four-hour warrant figures.*

**SITE PLAN COMMENTS**

77. Sheet 1:

- If a signal is warranted opening year, then the project is expected to build a signal with the project and escrow is not needed. Don't have enough information from the TIS at the time to verify if a signal will be warranted.

- *Response: Understood and acknowledged.*

78. Sheet 2:

- Update note (Applicant/owner name, address, phone) shall be responsible for payment of 25% of the traffic signalization costs for the intersection of 64th Avenue and Gun Club Road, if traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right-turn movements unless otherwise determined by the traffic engineer. According to 126-38 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant/owner, to be held in escrow for such purpose, before the issuance of a building permit for the related

development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirements.

- *Response: Note updated.*

79. Sheet 4:

- Call out the existing sign.
- show intersection on plans.
- This needs to be 8' if this is the location for the van ADA spot.
- Signs Directing trucks.
- Label type of intersection. Example (Full movement, Right in Right out, Three quarters.)
- The street will need to be re striped. Left turns can't be made where a turn pocket is being created and a painted median.
- Provide double yellow line.
- Label type of intersection. Example (Full movement, Right in Right out, Three quarters.).

- *Response: Sheet 4 updated as specified.*

80. Sheet 7:

- Show trucks making a westbound to southbound movement at this intersection.
- This looks to be filling of the pumps. We would need to see trucks being able to access this.
- Will need WB-67 truck. List the truck type used for the design.

- *Response: Sheet 7 updated as specified.*

**FIRE LIFE SAFETY COMMENTS**

81. Sheet 1 of 18 / Cover Sheet:

- Reference the currently adopted Code year 2021 in the Project Data.

- *Response: Currently adopted code references in project data.*

82. Sheet 2 of 18 / General Notes:

- Reference the currently adopted Code year 2021 in NOTE #7.

- *Response: Code referenced as specified.*

83. Sheet 3 of 18 / Site Plan

- Show the Emergency Fuel Shut-Off near the fuel pumps, one for each canopy. The graphic attached references 2021 IFC – Section 2303.2 – Emergency Disconnect Switches.
- Show that all proposed Fire Lanes are to be established by plat, easement dedication, or license agreement.
- Show and label (with dashed line delineation) existing and proposed fire lane easements within and abutting this site. All turning elements within a 23' fire lane easement must be 29' inside and 52' outside. 26' fire lane easement must be 26' inside and 52' outside.

- *Response: Sheet 3 updated as specified.*

84. Sheet 4 of 18 / Site Plan

- Will there be an Emergency Fuel Shut-Off located within the building - store cashier area?
- Show the Emergency Fuel Shut-Off near the fuel pumps, one for each canopy. The graphic attached references 2021 IFC – Section 2303.2 – Emergency Disconnect Switches.

- Show that all proposed Fire Lanes are to be established by plat, easement dedication, or license agreement.
- Show the Accessible Route also terminating into the accessible parking loading area. (TYP)
- Show the fire access easement adjacent to the proposed building for fire apparatus to provide hose lay access to within 150-feet of all portions of the building.
- The minimum required fire access easement must be 23-feet wide.
- Show the ADA Parking Signs on the drawings (TYP). Signs must not be in the sidewalk. Consider the bollard type sign located in the ADA parking space in place of the parking stop. (Graphic added on the Site Details Sheet).

■ *Response: Sheet 4 updated as specified.*

85. Sheet 5 of 18 / Grading and Utility Plan:

- Show how the water line is looped through the site. Justify the water supply is sourced from two directions from two separate mains.

■ *Response: Sheet 5 updated as specified.*

86. Sheet 6 of 18 / Grading and Utility Plan:

- Ensure and show the existing hydrant on Gun Club Rd. is facing the valve in the street.
- Show how the water line is looped through the site. Justify the water supply is sourced from two directions from two separate mains.

■ *Response: Sheet 6 updated as specified.*

87. Sheet 7 of 18 / Vehicle Circulation Plan:

- Show the fire access easement adjacent to the proposed building for fire apparatus to provide hose lay access to within 150-feet of all portions of the building.
- The Fire Access Easement may need to be extended to the location in front of the store to meet the 150-foot hose lay access to all portions of the building.

■ *Response: Sheet 7 updated as specified.*

88. Sheet 8 of 18 / Site Details:

- Show the parking stops, location of the Accessible Parking signs, or bollard type parking signs in place of the parking stop. (TYP all sheets) (See graphics).

■ *Response: Sheet 8 updated as specified.*

89. Sheet 12 of 18 / Landscape Details:

- 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 CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. 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 IN SIDEWALKS.

■ *Response: Fire hydrants placed as specified.*

90. Sheet 13 of 18 / Photometric Plan:

- The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

- Fire/Life Safety reviews the interior site grades within the accessible route up to the adjacent public right-of-way (where the Accessible Route is required to terminate at the public way).
- Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to: (Details on the sheet).
- *Response: ADA route minimum of 1.8 fc has been added to calculation summary table.*

91. Sheet 16 of 18 / Building Elevations:

- Show the Emergency Fuel Shut-Off on the building with this signage.
- Show the proposed location of the Knox Box on the building.
- The Emergency Shut-Off Switch must be visible from the pumps. (proposed location for both canopies?).
- *Response: Sheet 16 updated as specified.*

### **PLAT COMMENTS**

92. Sheet 2 of 3:

- Fire Lane / Access Easement must continue throughout the site.
- *Response: Fire lane access and easement proposed throughout site.*

### **AURORA WATER SITE PLAN COMMENTS**

93. Sheet 4:

- Please label the size of these small portions of water easement.
- *Response: Small portions of water easement labeled.*

94. Sheet 5:

- Please label as Sand/Oil Interceptor.
- *Response: Labeled as specified.*

95. Sheet 6:

- GI should not be more than 30ft from the exit of the building.
- Please move this label so the waterline bend is visible.
- A fireline cannot have a water meter or more than 90-degrees of bend before entering the building.
- TYP Comment: Smallest allowable storm MH size is 5ft.
- Please show that the distance between the water lines and the sanitary line is at least 10ft.
- Please note that the water service line is private from the meter to the building, and the fireline is private from the main to the building.
- *Response: Sheet 6 updated as specified.*

### **PLAT COMMENTS**

96. 15D. Sheet 2:

- The site plan shows two easements here, one for a hydrant and one for the meter. Please show both easements.
- Please label as "Water Easement".
- *Response: Both easements shown and labeled as specified.*

### **AURORA WATER REVENUE**

97. Fee not required.

- *Response: Understood and acknowledged.*

## **FORESTRY**

98. No comments.

- *Response: Understood and acknowledged.*

## **PROS**

99. No comments.

- *Response: Understood and acknowledged.*

## **LAND DEVELOPMENT SERVICES – PLAT COMMENTS**

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

- *Response: Understood and acknowledged.*

101. (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 withing 30 days submitted.*

102. (Advisory Comment) Send in the Certificate of Taxes Due to 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 submitted as specified.*

103. (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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.*

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

- *Response: Closure report submitted.*

105. 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 submitted as specified.*

106. Sheet 1:

- Revise vicinity map to meet City of Aurora 2024 Subdivision Plat Checklist Item #3.
- Revise the title to reference the correct Quarter section.
- Revise property description per redline comments on plat.

- Revise Covenants per redline comments on plat.
- Revise General Notes per redline comments on plat.
- Revise City of Aurora Approvals per redline comments on plat.
- Revise Clerk & Recorder's Certificate per redline comments on plat.
- Revise the General Notes per redline comments on plat.
- Revise Surveyor's Certification per redline comments on plat.
- *Response: Responded to on Plat Comment Response sheet.*

107. Sheet 2:

- Fully describe monuments.
- Show record Bearings & Distances per redline comments on plat
- Revise monument legend per redline comments on the plat.
- Add Range designation along Gun Club.
- Revise N'y ROW depiction of E. 64th Avenue to match filing No. 4.
- Revise Drainage Easement to reflect filing No. 4 or vacate portions thereof.
- *Response: Responded to on Plat Comment Response sheet.*

108. Sheet 3:

- Does the access easement also need to be designated as a Fire Lane Easement?.
- *Response: Responded to on Plat Comment Response sheet.*

109. See the red line comments on the plat and site plan.

- *Response: Responded to on Plat Comment Response sheet.*

**SITE PLAN COMMENTS**

110. SP Sheet 1:

- Revise the Title to reflect the correct Quarter Section.
- Revise the property description to reflect the correct Quarter Section.
- *Response: Responded to on Plat Comment Response sheet.*

111. SP Sheet 2:

- Revise "Right-of-Way" to "Right-of-Way".
- *Response: Responded to on Plat Comment Response sheet.*

112. SP Sheet 3:

- Label lot and block to match the plat.
- Label exterior parcel boundary with B&D's/Curve data.
- Match easements as shown on the subdivision plat.
- *Response: Responded to on Plat Comment Response sheet.*

113. SP Sheet 4:

- Existing PSCO easements will need to be vacated as it is shown running through the proposed building.
- *Response: Responded to on Plat Comment Response sheet.*

## **EASEMENTS**

114. All new easements are to be dedicated by plat. For easement releases - releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).
- *Response: Understood and acknowledged.*

## **PSCO (XCEL ENERGY)**

115. Please see attached letter.
- *Response: Attached letter reviewed.*

## **REGIONAL TRANSPORTATION DISTRICT**

116. Please see attached letter.
- *Response: Attached letter reviewed.*

## **DENVER INTERNATIONAL AIRPORT**

117. The proposed development is within the “10,000’ Critical Area for Wildlife-Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assists in implementing DEN’s Wildlife Hazard Management Plan and has requested coordination as this project progresses. USDA and DEN will provide assistance 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 40-hour drain time following a 100-year event.
- [https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documntnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documntnumber/150_5200-33).
- *Response: Understood and acknowledged.*

118. 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 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>.
- *Response: Understood and acknowledged.*

## **E-470 HIGHWAY AUTHORITY**

119. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will follow the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the “Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
- *Response: Understood and acknowledged.*

120. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE before construction.
- *Response: Understood and acknowledged.*
121. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>.
- *Response: Understood and acknowledged.*
122. Identify the E-470 ROW and MUE on all applicable drawings.
- *Response: Identified on all drawings.*
123. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.
- *Response: Fiber line to be protected.*
124. A dig watch shall be required whenever there are construction activities near the TBMS line.
- *Response: Understood and acknowledged.*
125. A minimum of 4' of cover is required over the fiber.
- *Response: Understood and acknowledged.*
126. E-470 will be widened to 4 lanes in each direction in the future.
- *Response: Understood and acknowledged.*
127. No structures are allowed in the MUE.
- *Response: No structures proposed in the MUE.*
128. Developed flows from the site will need to be treated and discharged at or below historic rates.
- *Response: Understood and acknowledged.*
129. The contractor will be responsible for stormwater permitting through the City or E-470 for this project.
- *Response: Understood and acknowledged.*
130. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- *Response: Understood and acknowledged.*
131. Survey monuments along and within the E-470 ROW/MUE that are disturbed shall be reset and conform to the E-470 coordinate system.
- *Response: Understood and acknowledged.*
132. Revegetation of disturbed areas within the E-470 ROW/MUE will need to meet E-470 seed mix specifications.

- *Response: Revegetation to meet specified requirements.*
- 133. Landscaping is only allowed in the outer 25' of the MUE.
  - *Response: Understood and acknowledged.*
- 134. Any fencing disturbed will need to be reset meeting E-470 specifications.
  - *Response: Understood and acknowledged.*
- 135. A comment/response document would be helpful to track the revisions to each submittal.
  - *Response: Comment responses to be provided each submittal.*
- 136. Additional comments will be issued as design progresses.
  - *Response: Understood and acknowledged.*

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

Sincerely,



KIMLEY-HORN AND ASSOCIATES, INC.