

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



August 31, 2023

Nick Singh-Sandhu
Nicks Investments LLC
6180 S Oak Hill Way
Aurora, CO 80016

Re: Initial Submission Review – Nick’s Convenience – Jackson Gap at Porteos – Site Plan and Plat
Application Number: **DA-1903-35**
Case Numbers: **2023-6040-00, 2023-3038-00**

Dear Nick Singh-Sandhu:

Thank you for your initial submission, which we started to process on August 10th, 2023. 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 22nd, 2023.

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.

Your estimated Administrative Decision date is set for November 1st, 2023. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause your administrative decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates
Planner

cc: Steve Cromer, The Dimension Group
Jazmine Marte, ODA
Filed: K:\SDA\1900-1999\1903-35rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Development fees totaling \$17,662 have yet to be paid. These will need to be paid before we can accept another submittal.
- Details for the features of the patio area are needed. Some elevations need additional architectural improvements. [Planning]
- There are several planting material and tree location corrections needed. [Landscaping]
- Additional streetlights may be required for 64th and Jackson Gap Street based upon the 2023 photometric requirements. Photometrics are required as part of the civil plan. [Civil Engineering]
- Provide truck turning movement templates and complete ADA route connecting to accesses. [Traffic Engineering]
- A number of fire hydrant locations shown need to be revised. [Fire/Life Safety]
- The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. [Aurora Water]
- Do not show the easements “to be dedicated” inside the plat boundary. Either dedicate them by the plat or remove the easement lines within the platted area. [Land Development Services]
- Please see the outside reviewing agency comments from Xcel Energy and Denver International Airport.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. There are no community comments on this first review cycle.

2. Completeness and Clarity of the Application

[Letter of Introduction]

2A. Please also specifically address the Criteria for Approval found in [Section 146-5.4.3.B.2.c.i](#) of the UDO.

2B. Provide a little more language acknowledging compliance with the standards of the Porteos FDP. These include urban design standards governing things like monument signage and lighting, architectural standards, landscape standards, and infrastructure improvements via the approved PIP.

3. Zoning and Land Use Comments

[Site Plan Page 2]

3A. Show the building setback lines.

4. Streets and Pedestrian Issues

[Site Plan Page 2]

4A. It is recommended that you provide a public entrance on this rear facade facing the arterial 64th Avenue. This should also have a direct pedestrian path down to the sidewalk along 64th, but this path does not need to be accessible.

5. Parking Issues

5A. There were no parking issues identified on this review.

6. Architectural and Urban Design Issues

[Site Plan Page 5]

6A. The patio area needs seating furniture and a distinct paving or concrete scoring pattern to delineate the space. Show these details somewhere in the site plan.

[Color Elevations Page 1]

6B. As a secondary facade, this west (right) elevation should have similar level of architectural treatment as the east (left) elevation. Use of the display windows or awning found on the east elevations is recommended, though other features may also work.

6C. Use cardinal directions when labeling elevations.



6D. Being a primary facade, this rear, north, elevation should resemble a more public-facing facade. A public entry with an expanded canopy would help achieve this.

[Color Elevations Page 2]

6E. Canopies are also required to have horizontal articulation. Incorporate color changes or canopy height changes on the canopy elevations.

6F. Use cardinal directions when labeling elevations.

6G. A roof form or height variation is required for roofs, including canopy roofs. A variation of at least 3" in height is required every 60 ft, so this will only be needed on the front and rear elevations.

7. Signage Issues

[Site Plan Page 1]

7A. Monument signs are included in the total allowed sign number count. It is assumed 3 signs are wall signs and 2 are monument signs based on the site data table.

7B. Allowed signage area includes monument signs. Remove the monument sign count row from the data table.

[Site Plan Page 2]

7C. A detail of the monument signs' structure needs to be provided. Parcel Entry Monument design is described in the Porteos FDP.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 5]

8A. Add "Not for Construction" to all landscape plan sheets.

8B. Remove only include the required landscape notes per the Landscape Reference Manual

8C. There is an existing sidewalk here that should be shown. Refer to the other sheets in the plan set. Remove the vegetation. Darken the existing edges of the sidewalk.

8D. Please remove the stamp and seal from all landscape plan sheets as the city does not review landscape construction drawings.

8E. There is existing landscaping within the curbside area. If it is dead or missing, it needs to be replaced with this submittal. Are the existing plantings assumed to be dead?

8F. There are no "CMs" in the plant schedule.

8G. Sod is only permitted when it is a space that can be used for passive and/or active recreation and not for landscape aesthetic purposes. Native seed is permitted.

8H. Label the sign.

8I. Label the C-Store.

8J. Dimension and label the street frontage buffer. [4 comments]

8K. Grasses are required to be 5-gallon within the curbside landscape.

8L. This plant does not have a plant label.

8M. These plants are not labeled but appear to be the same species as the ones along the north. Please choose a different shrub for diversity. Parking lot screening is supposed to be diverse with both evergreen and deciduous trees and shrubs. While this is a street frontage buffer, it is also serving to screen the parking lot.

8N. Shift this tree in order to provide a second one to meet the buffer requirements.

8O. No plant labels.

8P. Note: Many shrubs do not have labels. Regardless of the symbology associated with the plant specified, all plants must have plant call-outs.

8Q. This only measures 11'. 15' minimum for a hedge. 10' with a low wall.

[Site Plan Page 6]

8R. Correct the tables per the comments provided on the sheet.

[Site Plan Page 7]

8S. Remove the specifications as the city does not review landscape construction drawings.

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

9A. Please submit 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)

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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 1]

- 10A. Please add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

[Site Plan Page 2]

- 10B. Remove cross pans from the site plan. They will be reviewed/approved as part of the civil plans.
- 10C. Advisory: Per the pre-app notes, additional streetlights may be required for 64th and Jackson Gap Street based upon the 2023 photometric requirements. Photometrics are required as part of the civil plan.
- 10D. Provide the case number for the site plan that is building the adjacent improvements.
- 10E. Dimension existing and proposed sidewalks.
- 10F. Provide a sidewalk easement set back 0.5' behind the sidewalk outside of the ROW.
- 10G. Label the sidewalk easement.
- 10H. Label the existing slope easement.
- 10I. Label the street as private (typical both streets).
- 10J. Public streets shall have public streetlights in conformance with COA standards. For each adjacent street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name) - Adjacent Land Use Category as applicable - Number of lanes - Back-to-back curb width - Pedestrian Activity Level - Pavement Type: R3, for all lighting calculations.
- 10K. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 10L. Advisory: scoring is not appropriate for proposed curb ramps and will be required to be removed on civil plans.

[Site Plan Page 3]

- 10M. Add a note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."
- 10N. Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%."
- 10O. Add a note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."
- 10P. Revise typo.



[Site Plan Page 10]

10Q. Copyrights are not permitted on the site plan.

11. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

[Site Plan Page 1]

11A. Add notes:

“17. ACP DIA 1287 INVESTORS LLC, 4530 E SHEA BLVD STE 100, PHOENIX, AZ, 85028, (phone #) shall be responsible for payment of 25% of the traffic signalization costs for the intersection of 64th Avenue and Jackson Gap Street, if and when 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. Pursuant to 147-37.5 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, prior to 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 requirement.”

“18. All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.”

[Site Plan Page 2]

11B. ADD NOTE: 5. The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

11C. Call out STOP sign. ISP shows sign south of crosswalk.

11D. Show signal easement.

11E. Call out access movement. [2 comments]

11F. Call out existing signs.

11G. Call out STOP sign.

11H. Sidewalk doesn't match ISP.

11I. Show complete ADA route connecting to accesses.

11J. Provide detail.

11K. Provide sign legend, MUTCD code.

11L. Provide truck turning movement templates.

11M. Show sight triangles.

[Traffic Analysis Page 1]

11N. Site plan says 6000sf.

[Traffic Analysis Page 4]

11O. 6.0 - update trips accordingly

11P. This discussion is not consistent with what Porteos PA 9A/9C TIS shows for lot 1 (16 pump/3,500 sf convenience store) - where does the Strip Retail Plaza come from?

11Q. Previously approved not existing.

[Traffic Analysis Page 5]

11R. ITE 2021 pass-by appendix indicates 76% in AM and 75% in PM - where were these pulled from?

11S. How was this determined?

[Traffic Analysis Page 7]

11T. Why not 2023 Porteos PA 9A/9C TIS?

12. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

[Site Plan Page 1]

12A. Add 2021 ICC code reference, the IBC construction type, occupancy type, and include van-accessible spaces in



data block.

- 12B. Replace note 4 with the note shown on sheet.
- 12C. Replace note 9 with the note shown on sheet.
- 12D. Add this note and place 60 between Exceeding and Under.

[Site Plan Page 2]

- 12E. Change to Fire Lane and Access Easement. Typical.
- 12F. Show curb stops in accessible spaces.
- 12G. Show existing hydrant in this area.
- 12H. There is no existing hydrant here.
- 12I. Pre-app notes state this needs to be a Fire Lane Easement.
- 12J. Accessible route needs to continue to fuel pumps. Place a crosswalk to the canopy.
- 12K. Show and label location of Knox Box using symbol provided.
- 12L. Identify Fire Lane signs separately and show placement. See detail notes on sheet 3.
- 12M. Show and label emergency fuel shutoff switches.
- 12N. Remove fire hydrant.

[Site Plan Page 3]

- 12O. Show accessible route on grading plan. Provide transverse and longitudinal spot elevations in accessible route.
- 12P. Provide transverse and longitudinal spot elevations in fire lane easements.
- 12Q. Provide the detail shown on the sheet for signage.

[Site Plan Page 4]

- 12R. There is no existing hydrant in this area. Remove proposed lateral and fire hydrant in this area. You can show the existing fire hydrant across the street to the west.
- 12S. What does this water line connect to?
- 12T. If the metro district is not providing the water lines to support this site please remove "metro". Typical.
- 12U. Remove this fire hydrant symbol, label and lateral. Typical all sheets.
- 12V. Show size of fire hydrant lateral.
- 12W. See previous request for relabeling the fire lane easement. Add a utility easement since there is a waterline within the street.

[Site Plan Page 5]

- 12X. There is no existing hydrant in this area.
- 12Y. Please show emergency fuel shut-off location as well.
- 12Z. Remove this fire hydrant.
- 12AA. Add the notes shown on the sheet.

[Site Plan Page 6]

- 12BB. Add the notes shown on the sheet.

[Site Plan Page 8]

- 12CC. Show location of Knox Box with the symbol provided.
- 12DD. Identify and label any exterior storage of CO2 bottles, ice machines, or LPG cages. Show vehicle impact protection.

[Site Plan Page 9]

- 12EE. The trash enclosure detail must reflect a note/label indicating the doors/gates to the trash enclosures are equipped with a self-closing hinge(s) to ensure doors don't obstruct the adjacent fire lane. Provide a latch mechanism illustration for trash enclosure gate. The latch must be no higher than 44".

[Site Plan Page 10]

- 12FF. 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.

13. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@aurorgov.org / Comments in red)

[Site Plan Page 1]

- 13A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

[Site Plan Page 3]

- 13B. Add a note indicating the storm sewer is public or private and who will maintain it.



- 13C. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas. Please include and label slopes
- 13D. Max 2% slope in any direction at handicap parking spaces. Please show HC Spots and label slopes.
[Site Plan Page 4]
- 13E. Please remove all metro text as these lines will be owned and maintained by Aurora Water.
- 13F. Please provide EDN for existing utilities if they are not to be installed as a part of the development of this site.
- 13G. Revise to TEE connection
- 13H. Not included with the keynotes
- 13I. Advisory: This will require a DSAA for the proposed sizing of this meter
- 13J. 10 ft wide water easement dedication required for meter. Easement must extend 5 ft beyond the meter.
- 13K. Water easement dedication required for fire hydrant. Easement must be 10 ft wide and extend 5 ft beyond the hydrant.

14. TAPS/Aurora Water (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

- 14A. Unpaid tap fees totaling **\$2,034.40** are due prior to mylar recordation.

15. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

[Site Plan Throughout]

- 15A. Numerous minor corrections throughout, please see the site plan for the **full** redlines.
- 15B. A couple of pork chop islands located in the street R.O.W. may need to be covered by a License Agreement – confirm this with Engineering reviewers.
- 15C. Any offsite easements that need to be dedicated should be submitted to dedicationproperty@auroragov.org to start the processes.

[Site Plan Page 1]

- 15D. Add note: “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 agree 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.”

[Plat Throughout]

- 15E. Do not show the easements “to be dedicated” inside the plat boundary. Either dedicate them by the plat or remove the easement lines within the platted area. Only show platted or existing easements with their recording information.
- 15F. The site plan easement names should match the ones on the plat.

[Plat Page 1]

- 15G. (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.)
- 15H. (Advisory Comment) Send in the Certificate of Taxes Due and 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 at the time of your final submittal of the electronic Plat for recording.)

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

- 16A. Please be aware PSCo owns and operates existing underground electric distribution facilities along Jackson Gap Road. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 16B. Additional easements will need to be acquired by separate document for new facilities (i.e. transformer) – be



sure to have the Designer contact a Right-of-Way and Permits Agent.

- 16C. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

17. Denver International Airport (Brodie Ayers / 303-342-2804 / brodie.ayers@flydenver.com)

- 17A. 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 assist in implementing DEN's Wildlife Hazard Management Plan and have 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 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/documentnumber/150_5200-33.
- 17B. 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 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

August 21, 2023

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Erik Gates

**Re: Nick's Convenience - Jackson Gap at Porteos - Porteos PA-9A
Subdivision Filing No. 1, Case # DA-1903-35**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for the above captioned project. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities including an electric switch cabinet along the west and north property lines. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com