



August 20, 2024

Stacy Wasinger
Senior Planner
City of Aurora
swasinge@auroragov.org
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 August 6, 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 second submission, which we started to process on July 18, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 4, 2024.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

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

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

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

STAFF COMMENTS

PLANNING DEPARTMENT AND COMMENTS

1. Thank you for the thorough response to initial comments and additional information.
 - *Response: You're welcome.*

SITE PLAN AND SUBDIVISION COMMENTS

2. 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).
 - *Response: Max signage area revised to 215 square feet.*
3. Sheet 1: Remove the Planning Commission line from the approval box.
 - *Response: Planning Commission line removed from approval box.*
4. Sheet 1: Add an amendments box.
 - *Response: Amendment box included on coversheet.*
5. Sheet 1: Repeat comment: Show all relevant and constructed roads (i.e. Denali) on the vicinity map.
 - *Response: All relevant and constructed roads are now shown on the vicinity map.*
6. Sheet 1: Add Lot 2 in the project data table, with an area for future development.
 - *Response: Lot 2 project data included in the table.*
7. Call out the monument sign location(s) on Sheet 3. Add a note on the sign detail on Sheet 2 that it is illustrative and may change in conformance with the code. A separate sign permit will be required for external signage.
 - *Response: Monument sign locations called out as specified and note included on sheet 2.*
8. Sheet 2: Repeat comment: Correct note 4 to update "American" to "Americans".
 - *Response: Note updated as specified.*
9. Sheet 3-5: Repeat comment: Include all building dimensions (i.e. canopies and store).
 - *Response: All building dimensions from the canopies and stores included on plans.*
10. Sheet 6-7: Repeat comment: Show grading on Lot 2 that might impact future development. Update: Thank you for the additional information. Please clarify if the grading tie-ins from Lot 1 will require additional grading on Lot 2 (i.e. the 5400 contour, etc).
 - *Response: No additional grading work on Lot 2 is required. These contours will be tying into existing grade at the point specified on the comment response. We will be coordinating with High Point Master Plan for a temporary grading permit.*
11. Sheet 10: Confirm that no retaining walls are needed or proposed. If they are, please include a detail.
 - *Response: No retaining walls are needed or proposed.*

12. Sheet 11: Please see comments from E-470 in this letter and confirm landscape plan compliance. E-470 will need to approve all landscaping locations in the MUE.
 - *Response: Landscape to conform with all comments from E470.*
13. Sheet 15-17: Include a note that light fixtures and cut sheets are an example and may change for installation.
 - *Response: Note included.*
14. Sheet 18-19: Label canopy elevations with directions (i.e. “west elevation”, etc).
 - *Response: Canopy elevations labeled as such.*
15. Sheet 20: Repeat comment: Include dimensions for fenestration, pop-outs, etc.
 - The north elevation is a primary façade facing E. 64th Avenue and the patio area. Note that the utility boxes must be screened.
 - For the left/west elevation, an additional vertical element, such as a color change, pillar, faux window, brick pattern, or other treatment, is needed to break up the center plane
 - *Response: Dimensions included.*
16. Sheet 20: Please clarify the material or proposed color in the white box area of the north, south, and east elevations. This was previously shown as a red and/or signage area.
 - *Response: Material clarified.*

PLAT COMMENTS

17. Sheet 1: Remove the Adams County Recordation Certificate.
 - *Response: Removed.*

STREET AND PEDESTRIAN COMMENTS

18. Thank you for thoroughly addressing connectivity comments to E. 64th Avenue and Gun Club Road.
 - *Response: You’re welcome.*
19. 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.
 - *Response: We are not designing the north/south road per coordination with Martin & Martin. It will be included as a part of High Point Master Plan.*

LANDSCAPING ISSUES

20. Sheet 12: Repeat comment: Show landscape per 64th Ave ISP shaded back. This development is responsible for installation and irrigation.
 - *Response: Hatch and label have been added.*
21. Sheet 12: Repeat comment: Provide this hatch in the Legend and identify it as a native seed.
 - *Response: Hatch is provided in legend. Also added to the legend on the right.*

22. Sheet 12: Repeat comment: Special paving shall be provided around the entrance of these gathering areas. The hatch pattern just calls out a seating area.
 ■ *Response: Hatch callout updated on sheet to indicate special paving.*
23. Sheet 13: Note that any of the deciduous trees located along collector or arterial streets are required to be 2.5" not 2" caliper.
 ■ *Response: Note added to schedule.*

ADDRESSING

24. Address assigned - refer to 6375 N. Gun Club Road.
 ■ *Response: Understood and acknowledged.*

TRANSPORTATION PLANNING

25. No further comment at this time.
 ■ *Response: Understood and acknowledged.*

REFERRAL COMPANY COMMENTS

CIVIL ENGINEERING – SITE PLAN COMMENTS

26. Sheet 1: Advisory note: The adjacent street improvements for 64th and Gun Club shall be in place and initially accepted before the issuance of a Certificate of Occupancy (CO).
 ■ *Response: Understood and acknowledged.*
27. Sheet 1: Remove benchmark, TYP.
 ■ *Response: Benchmark removed.*
28. Sheet 5: Provide inside and outside fire lane radii, TYP.
 ■ *Response: Radii provided as specified.*
29. Sheet 5: Advisory note: This ramp doesn't meet the standard. Please revise the ramp. The northeast sidewalk and north-south sidewalk shall connect at the landing and not at the ramp.
 ■ *Response: Ramp revised to meet City of Aurora Standards.*
30. Sheet 5: Provide curb radii, TYP.
 ■ *Response: Curb radii provided.*
31. Sheet 5: Show/call out the truncated dome, TYP
 ■ *Response: Truncated domes called out.*
32. Sheet 5: Revised the ROW width. Show the property and the ROW lines.
 ■ *Response: Revised ROW width shown and property lines and ROW lines called out.*
33. Sheet 7: Advisory note: This ramp doesn't meet the standard. Please revise the ramp. The northeast sidewalk and north-south sidewalk shall connect at the landing and not at the ramp.

- *Response: Ramp revised so the sidewalks connect at a landing and are in accordance with City of Aurora standards.*

34. Sheet 7: Provide flow arrow and slope percentage, TYP.

- *Response: Flow arrows and percentages provided.*

35. Sheet 7: Label the longitudinal slope to the public street.

- *Response: This is outside our proposed area. Please note that it is in gray, and our proposed site is all in black. This area is to be designed by High Point Master Plan.*

36. Sheet 7: Please check the proposed grading tying to the existing grading.

- *Response: Proposed grading ties into existing grading.*

37. Sheet 7: Add " All proposed pavement material is to be determined during the time of final construction documents as asphalt or concrete minimum slopes as required for concrete and asphalt will be demonstrated in final construction documents."

- *Response: Note added.*

TRAFFIC ENGINEERING

TIS COMMENTS

38. Show calculation for volumes for the signal warrant study. It was hard to tell how the volumes were calculated and some of the volumes were slightly different than what I was calculating.

- *Response: Calculations for how these volumes were derived is more explicitly documented in the Appendix.*

39. Some of the 2050 volumes didn't add up to the total volumes. Verify that all the volumes are correct.

- *Response: The second part you added up for the PM peak hour should have been 46+153+106 which was correctly represented in the previous study. You utilized the 52 twice from the AM. Interesting enough, we only manipulated one movement volume in the morning and it happened to be the northbound left turn movement. The reason for this manipulation was to conservatively not have that the northbound left turn volume in the morning be less in the long-term versus the short-term. We actually calculate less in the long-term because pass-by was not applied in the short-term (due to lower existing volumes to pull from). But with pass-by applied in the long-term, a lot less northbound lefts are expected to occur in morning as a good portion of vehicles will enter the site from the west and continue to their trip to the east which increases the northbound right turn movements. This conservatively added volume has now been added to the background figure (and not just inflated on the total volume figure) so that adding up background and assignment equals the total volumes.*

40. The vehicular queue for the NBR at 64th and Gun Club exceeds the turn pocket. Will need some more background on why this is acceptable.

- *Response: Since this channelized separation from the through lane is not actually a designated right turn lane, the operational analysis has been updated as a shared through/right turn lane.*

SITE PLAN COMMENTS

41. The TIS shows that this development generates enough trips on opening day to warrant a signal. Traffic will require that the signal be built with this development and the city will reimburse the developer for 3/4 of the cost of the signal instead of doing an escrow. We have found this to be beneficial to the city and development to make sure that the signal gets installed in a timely fashion. If there are questions about this reach out to Jason Igo at JIgo@auroragov.org.
- *Response: Understood and acknowledged.*

FIRE LIFE SAFETY COMMENTS

42. Sheet 5: The ADA Parking sign must be in front of each ADA parking space. The ADA loading area/ramp must have a clear path to the sidewalk in front of the building. (3 signs shown).
- *Response: ADA parking signs in front of each ADA parking space and called out on site plan.*
43. Sheet 6: Show how the water line is looped through the site. Justify the water supply is sourced from two directions from two separate mains.
- *Response: Waterline shown looping through the site and called out where supply is sourced from two separate mains.*
44. Sheet 7: Fire Hydrant locations must be drawn on the plans.
- *Response: Fire hydrant locations are drawn on the plans.*
45. Sheet 7: Provide bollard protection for fire hydrants were indicated per Standard 208-2 of the Standards and Specifications Regarding Water, Sanitary Sewer, and Storm Drainage Infrastructure Manual. Show fire hydrant with bollard symbol in associated legend.
- *Response: Bollard protection provided surrounding the fire hydrant like specified in the City detail and included in legend.*
46. Sheet 7: Show how the water line is looped through the site. Justify the water supply is parallel to the building for domestic water.
- *Response: Domestic water line is looped through the site and parallel to the building. Please see Grading and Utility Plans.*
47. Sheet 14: All fire hydrants shall be located not less than three feet - six inches (3'- 6") and not more than eight feet (8') from the back of the curb to the center of the hydrant and be unobstructed on the street side. The minimum clearance on all other sides shall be five feet (5'). Fire hydrants must be grade-staked in the field. Fire hydrants are not allowed on sidewalks.
- *Response: The proposed fire hydrant is located as specified.*
48. Sheet 14: Provide bollard protection where a fire hydrant may potentially get struck by a vehicle.
- *Response: Bollard protection provided where a hydrant could be struck by a vehicle.*
49. Sheet 14: Provide bollard protection for fire hydrants were indicated per Standard 208-2 of the Standards and Specifications Regarding Water, Sanitary Sewer, and Storm Drainage Infrastructure Manual. Show fire hydrant with bollard symbol in associated legend.
- *Response: Bollard protection provide as indicated and specified in the standards.*

LAND DEVELOPMENT SERVICES

PLAT COMMENTS

50. See the Advisory Comments on the second page of the plat.
■ *Response: Updated as specified.*
51. Sheet 1: See the changes in the Covenants, City Approvals, and Notes.
■ *Response: Updated as specified.*
52. Sheet 1: Delete the Clerk and Records Certificate block.
■ *Response: Updated as specified.*
53. Sheet 1: Add the Covenant Language for the Water Easements on the plat.
■ *Response: Updated as specified.*
54. Sheet 1: Add the names of the easements as they match the purpose for the easements.
■ *Response: Updated as specified.*
55. Sheet 3: Delete the Setback line on the plat.
■ *Response: Updated as specified.*
56. Sheet 3: Change Tract A into dedicated R.O.W. granted by the plat.
■ *Response: Updated as specified.*
57. Sheet 3: Add the Parenthesis to the Legend and say what they are used for. Fill in the Blanks.
■ *Response: Updated as specified.*
58. Sheet 4: See the minor changes needed on the page.
■ *Response: Updated as specified.*

SITE PLAN COMMENTS

59. Sheet 2: Add the standard Site Plan Note.
■ *Response: Standard site plan note added.*
60. Sheets 3-5: change the names of the easement to match plat easement names.
■ *Response: Easement names changed to match plat names exactly.*
61. The PSCo easement will need to be vacated before any building permits – Send proof that it has been vacated.
■ *Response: Understood the easement is to be vacated before any building permits.*
62. Confirm with Fire/Life Safety that the canopy over the Fire Lane is okay – will this portion of the Fire Lane need to be outside of the canopy?

- *Response: The proposed canopy height is acceptable at 16-feet it does meet the 13.5' clear height verified with Richard Tenorio via email 8/23/2024.*

EASEMENTS

63. No additional comment at this time.

- *Response: Understood and acknowledged.*

PSCO (XCEL ENERGY)

64. No resubmittals are necessary.

- *Response: Understood and acknowledged.*

REGIONAL TRANSPORTATION DISTRICT

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

- *Response: Understood and acknowledged.*

DENVER INTERNATIONAL AIRPORT

66. The proposed development is in the "5-Mile 'Known - Wildlife Attractant Separation Area" for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will assist with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event. https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33.

- *Response: Site to comply with requirements specified and to coordinate with DEN as the project progresses.*

67. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file a notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 processes can be determined ("Notice Criteria Tool") and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

- *Response: Notice to be initiated.*

E-470 HIGHWAY AUTHORITY

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

- *Response: Landscape plans label the MUE and TBMS fiber as protected in place.*

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.