



Planning Division
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5/1/2024

Matthew Erichsen, PE
Kiowa Engineering Corporation
5951 Middlefield Road, Suite 200
Littleton, CO 80123

Re: Initial Submission Review – Advanced Auto Parts – Site Plan Amendment
Case Number: 2004-6017-01

Dear Matthew:

Thank you for your initial submission, which we started to process on Thursday, April 18, 2024. We have reviewed it and attached our comments along with this cover letter.

Since several important issues remain, you will need to make another submission. To stay within the typical review timeframes, please revise your previous work and send us a new submission via email on or before Thursday, May 16, 2024 (but you may still submit after this date).

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.

If you have any comments or concerns, please don't hesitate to send an email or give me a call. I may be reached at 720-692-6775 or jhartig@auroragov.org. Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

Jamie Hartig, Planner
City of Aurora Planning Department

cc: File: K:\SMA\2024 MAs\2004-6017-01 Advance Auto Parts \Rev1



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning (Jamie Hartig / 720-692-6775 / jhartig@auroragov.org / Comments in teal)

1A. Page 10, Site Details

- Is this the pedestrian gate being used for Colfax access? If so, please label accordingly as "Pedestrian Gate" above the detail. **Yes. Added title to the detail**
- For any new note (including the ones requested by referral agents), please add a delta with the appropriate number. **Understood. Added**

2. Landscaping (James Schireman / 303-739-7468 / jschirem@auroragov.org / Comments in amber)

2A.

- Please affirm that no landscaping will be removed as part of this fence's installation. Any landscaping that is necessary to remove should be replaced at an equal or greater number, and the landscape schedule should be amended as necessary. **No landscaping is planned to be removed as part of the fence installation. A note has been added to the plan indicat**
- Remove the varying fence heights from the fencing detail. The maximum allowable height for a non-residential front yard fence is 48", per table 4.7-5. **The detail has been updated to show 4' and 6' only. The 6' tall fence is along the side yard to the south and east**

3. Fire / Life Safety (Gail Pough / (303) 326-8679 / gpough@auroragov.org / Comments in blue)

3A. Page 2, General Notes & Data

- Please replace note 4 with this wording: ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2017. 3B. **Updated**

3B. Page 10, Site Details

- Will this gate be locked? Provide any details for the crash hardware since this gate is located in the accessible route. **The gate will not be locked. There will be spring so it closes automatically. No latch or hardware to secure it closed**

4. Land Development (Maurice Brooks/ +1 (303) 739-7294 / mbrooks@auroragov.org / Comments in pink)

4A. Page 2, General Notes & Data

Added note

- Add the Standard Notes: 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 agrees 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.

4B. Page 4, Site Plan

- Confirm with Aurora Water to see if the fence in the Utility Easement is okay.
- The portions of the fence located in the street Right of Way will need to be covered by a License Agreement. Submit documents to licenseagreement@auroragov.org to start the License process.

License agreement required.
We are preparing submittal

Understood. We are preparing
submittal