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April 4, 2020

Liz Fuselier  
City of Aurora  
Planning and Development Services  
Planning Department  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012

Re: Initial Submission Review – 7-Eleven at Valley Plaza – Conditional Use and Site Plan Amendment –  
Comment Responses

Dear Ms. Fuselier,

Please see below for responses to the City of Aurora comments dated December 16, 2019 for the review of the initial submission of the 7-Eleven at Valley Plaza.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1a. Referrals were sent to 6 adjacent property owners, eighteen neighborhood organizations and seven outside agencies. Written comments were received from Xcel Energy and the Tri-County Health Department and can be found at the end of this letter. Please respond to their comments within the response letter for your next submission.

***Response: TCHD and Xcel responses are included after this response letter.***

#### **2. Completeness and Clarity of the Application**

- 2a. Hatch over site area to be amended and label area with current Development Application number (DA- 220202-00).

***Response: Hatch has been added to the plan as directed on the redlines.***

- 2b. Valley Plaza Site Plan (Pages 1+2) will be removed and will undergo a separate mylar change to reflect this amendment.

***Response: Dismissed per conversation with Liz Fuselier***

- 2c. Please create a new Cover Sheet; The Cover Sheet will become Sheet 1 with the Site Plan and Conditional Use request to follow. Site Plan requirements will follow separately via email.

***Response: Conditional Use requirements added to cover. Will continue to use one plan set per conversation.***

#### **3. Zoning and Land Use Comments**

- 3a. See Site Plan requirements to be provided separately via email.

***Response: Comments addressed***

- 3b. Conditional Use requirements will need to be added to the new Cover Sheet.

***Response: Conditional Use requirements added to cover sheet***

- 3c. The site plan should be titled "7 Eleven at Valley Plaza Site Plan and Conditional Use".

***Response: Comment addressed***

**4. Streets and Pedestrian Issues**

- 4a. Indicate pedestrian and bicycle access from the property to surrounding properties and right of way access.

***Response: Bicycle access is along pedestrian and ADA route.***

- 4b. Adjust Bicycle rack location to ensure access to the main building.

***Response: Bicycle rack is adjacent to front door.***

**5. Parking Issues**

- 5a. Site Plan shows vacuum bays as parking spaces. Are these being counted as permitted spaces?

***Response: Yes, they are included in the "Parking Provided" total count on the "Parking Summary" data chart. Similar to other of similar uses in the area, vacuum stalls are not reserved primarily for the vacuum and can be parked in otherwise.***

- 5b. Please provide an Operations Plan with your next submission.

***Response: Operations plan included***

**6. Architectural and Urban Design Issues**

- 6a. Label elevations directions (North, South, East and West).

***Response: Comment addressed***

- 6b. Increase font size of Exterior Materials Schedule.

***Response: Comment addressed***

- 6c. Provide a materials Board with your next submission.

***Response: Comment addressed***

- 6d. Add banding or some other architectural feature to break up the east facing wall of the carwash building.

***Response: comment addressed***

- 6e. Refer to Section 146-3.3.5.00.9 (Motor Vehicle Fuel Dispensing Station-Design Standards) to comply with the required development standards.

***Response: Comment Addressed***

**7. Signage Issues**

- 7a. Show signage placement on the site plan by using dashed lines.

***Response: Signage and site triangles where applicable have been added to the Site plan per the redlines.***

- 7b. Be sure to include any monument sign location and proposed signage on the canopies.

***Response: The existing monument sign located on Quincy Ave shall be modified and is depicted on the Site Plan. Canopy signage is included with this submittal.***

**8. Landscaping Issues**

- 8a. Sheet 4-Landscape Cover Sheet and Plant List

- Increase the font size of the Landscape Plant List.

***Response: Comment addressed on plans***

- Add the street tree requirement along E. Quincy Avenue. 1 tree per 40 linear feet. Include the length being measured in the table.

***Response: Comment addressed on plans***

- Building perimeter landscaping should be listed by each side, not as one lump sum. Building perimeter landscaping is required on all sides.

***Response: Comment addressed on plans***

- Update the standard landscape notes per the comments provided.

***Response: Comment addressed on plans***

- Add “Not for Construction” to all landscape sheets.

***Response: Comment addressed on plans***

- Provide a table that breaks down the planting areas into water conserving (shrub beds, native seed etc.) and non-water conserving sod etc. Include square footages as well as what percentage that represents of the overall landscaped area.

***Response: Comment addressed on plans***

#### 8b. Sheet 5-Landscape Plan

- Add the missing plant to the plant schedule.

***Response: Comment addressed on plans***

- Dimension and label the street frontage buffer.

***Response: Comment addressed on plans***

- Label the car wash cleaner bar, car wash, dumpster and vacuum stations.

***Response: Comment addressed on plans***

- Draw the edger with a line type that is more discernable.

***Response: Comment addressed on plans***

- Add the edger to the landscape legend.

***Response: Comment addressed on plans***

- Include all utilities, sanitary, electric etc. grayed back.

***Response: Comment addressed on plans***

#### 9. Addressing

- 9a. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

***Response: Noted***

#### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

##### 10. Civil Engineering

- 10a. Add note as indicated on the Cover Sheet.

***Response: Completed***

- 10b. Dimension existing sidewalk.

***Response: Completed***

- 10c. Directional ramps are required per updated COA standards.

***Response: Completed***

10d. A 10' sidewalk is required on Quincy Avenue.

*Response: Discussion of using 8' sidewalk due to site slopes and utility considerations continues with Kristin Tanaba. Due to the existing steep grades on site, the additional 2' of sidewalk will increase this grade to exceed 3:1 slope in areas.*

10e. A drainage easement required for underground facilities. The easement must be a minimum of 4' away from the outside of the structure and must tie through the site to a public way.

*Response: Completed. Pursuing recorded easement with Andy Niquette.*

#### **11. Traffic Engineering**

11a. Traffic letter has been approved.

11b. Include striping on Quincy avenue and add sight triangles where indicated. 11C. Label sight triangles on private drive and where indicated.

*Response: Completed*

11c. Review turning template as indicated on site plan.

*Response: Completed*

11d. Update landscaping to ensure no conflicts.

*Response: Completed*

#### **12. Fire / Life Safety**

12a. Sheet 1 of 15 / Cover Sheet

- Add Accessible Route, compliance with the ADA and Building Addressing notes to cover sheet

*Response: Completed*

12b. Sheet 3 of 15 / Site Plan

- Label knox box.

*Response: Completed*

- Provide an accessible parking sign on building.

*Response: Completed*

- In the Data Block add the construction type.

*Response: Added to cover*

- Indicate the location for the emergency disconnect.

*Response: Completed*

- Show fire lane signage.

*Response: Completed*

12c. Sheet 9 of 15 / Elevations

- Identify the knox box

*Response: Completed*

12d. Sheet 12 of 15 / Photometric Plan

- Delineate the entire accessible route with a heavy dashed line. Ensure that a minimum of 1-foot candle is provided within the area of the entire accessible route.

*Response: Completed.*

#### **13. Aurora Water**

13a. Detention facility will require a drainage easement to be dedicated.



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303-572-7997

***Response: Easement sketched. Coordinating with Andy Niquette.***

13b. Please denote all storm sewer as private. TYP

***Response: Completed***

13c. See additional redline comments.

***Response: Completed***

#### **14. Forestry**

14a. There will be several trees removed for this development. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 211", but only 70" would be required for planting back onto the site. The mitigation value is \$16,700.00.

***Response: Tree mitigation chart added with amount to be paid to fund indicated.***

#### **15. Real Property**

15a. Contact Andy Niquette (303.739. 7325) to begin the easement dedication process for the proposed drainage easement.

***Response: Coordinating with Andy.***

#### **16. Xcel Energy**

16a. Please see attached letter.

***Response: Comment responses attached***

#### **17. Tri-County Health**

17a. Please see attached letter.

***Response: Comment responses attached***

Please let me know if these responses or the revised plan set do not meet your expectations or requirements. Thank you for your continued assistance and coordination.

Sincerely,

Steve KandeLind, PE  
Sr. Engineer IV  
Entitlement and Engineering Solutions, Inc.  
501 S. Cherry Street, Suite 300 Glendale, CO 80246



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue Denver,  
Colorado 80223

Telephone: **303.571.3306**

Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

December 6, 2019

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

Attn: Elizabeth Fuselier

**RE: 7-Eleven at Valley Plaza, Case # DA-2202-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. Please be aware PSCo owns and operates existing underground electric distribution facilities in the area of the planned trees along the southerly property line. Placement of shrubs and trees over underground facilities must be avoided. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced. If planting above underground facilities cannot be avoided, plant materials with roots that extend **less than** 18-inches below grade at maturity should be used.

**EES Response – Plant material to be used above electric or gas lines will be selected based on limited root depth recommendations provided.**

PSCo also has existing natural gas g the northerly property line. 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](http://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 may need to be acquired by separate document for new facilities.

**EES Response – Will comply.**

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 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



November 27, 2019

Elizabeth Fuselier  
City of Aurora Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: 7-Eleven At Valley Plaza, DA-2202-00  
TCHD Case No. 5992

Dear Ms. Fuselier,

Thank you for the opportunity to review and comment on the Conditional Use Permit for the proposed 7-Eleven Gas Station, convenience Store and Car Wash located 16920 E Quincy Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

### **Food Service Plan Review**

TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Food Code and approved by the Department before the start of construction. The applicant shall submit plans for the proposed food establishment to our Administration Office at 6162 S Willow Drive, Suite 100, Greenwood Village, along with the Plan Review Specification Packet found at <http://www.tchd.org/DocumentCenter/View/2094>. More information can be found at <http://www.tchd.org/246/Restaurants-Grocery>. We recommend a review of the plans by TCHD be completed before the City of Aurora issues a building permit for the construction.

The applicant may call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

**EES Response – EES will submit plans to TCHD for food service plan review during design phase.**

### **Underground Storage Tanks**

Leaking underground storage tanks have the potential to contaminate the soil and groundwater around the tank. The underground fuel storage tanks and piping shall comply with the regulations of the Environmental Protection Agency (EPA) and the Oil Inspections Section of the Colorado Department of Labor and Employment's Division of Oil and Public Safety. Compliance with these regulations will reduce the likelihood of a tank or piping leak and release of fuel, and provide for detection if a leak occurs. The Oil Inspections Section (OIS) can be reached at (303) 318-8547, or information can be obtained from the web site <https://www.colorado.gov/ops>.

Although regulations reduce the possibility of a leak, some potential exists for fuel released from a leaking underground tank or piping to contaminate nearby wells. TCHD recommends that the applicant contact the Colorado Department of Natural Resources determine if there are any permitted wells within 500 feet of the facility location. This investigation should determine the location, depth and any other available information on those wells.

**EES Response – The design phase plan set shall be compliant with all applicable regulations.**

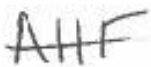
### **Sand/Oil Interceptor**

Wastes from car washes, parking garages and auto shops contain petroleum byproducts, oils and sand/grit that can interfere with the operation of wastewater treatment plants, or pass through to receiving waters. Regulations that control these wastes fall under provisions of the Industrial Pretreatment's, Petroleum, Oils, Grease and Sand Program (POGS). The applicant should contact the local water and sanitation district to determine whether the facility is required to have a sand/oil interceptor installed to protect the wastewater treatment system and environment.

**EES Response – Private reclaim system is connected to the car wash portion of the project with sand/oil interceptor. Sanitary flows from the main building will bypass this system interceptor.**

Please feel free to contact me at 720-200-1585 or [aheinrich@tchd.org](mailto:aheinrich@tchd.org) if you have any questions on TCHD's comments.

Sincerely,



Annemarie Heinrich Fortune, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD