

1/6/2025

Stacy Wasinger  
City of Aurora – Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, Colorado 80012

RE: Initial Submission Review: Bank of America at Aurora Plaza Site Plan and Conditional Use  
Application Number: DA-2339-01  
Case Numbers: 1981-6061-19; 1981-6061-20

Dear Mrs. Wasinger,

Please find below our responses to the 1<sup>st</sup> planning review comments on the Site Plan and Conditional Use for the proposed Bank of America. To facilitate your review, we have included the original comments in italicized font and provide our responses in bold.

## **PLANNING DEPARTMENT COMMENTS**

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

*1A. 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 redlines.*

**Response: Acknowledged.**

*1B. Written comments were received from Arapahoe County and Xcel Energy are included or attached to this letter. Please respond to their comments within the response letter for your next submission.*

**Response: Provided.**

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

*2A. Total application fees of \$18,131 have been paid.*

**Response: Acknowledged.**

*2B. Please update the narrative to reflect any site plan changes based on these comments.*

**Response:**

*2C. Please clarify authorization from the Wendy's parcel to move the driveway. The easement was provided, but it is not clear that includes moving the driveway entrance.*

**Response: A separate access easement is to be submitted to the City to address this item.**

*2D. Update title to "Bank of America Site Plan and Conditional Use". In addition, add the note in the data block that the conditional use is for the drive-through.*

**Response: Updated as requested.**

*2E. Remove "of 10" from the sheet count in the lower right corner.*

**Response: Removed as requested.**

*2F. Please check the scale of each sheet. In particular, Sheets 2 and 3 both indicate they are the same scale but do not appear to be the same scale.*

**Response: Scale fixed on Sheet 2.**

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

#### **Site Plan**

*Sheet 1:*

*3A. Remove the recorder's certificate from the lower right corner; Arapahoe County no longer uses this format. Instead, please ensure that a 3" by 7" space is available in the upper right corner for recordation data.*

**Response: Certificate removed, 3"x7" space is available in the upper right corner.**

3B. Add an "amendment" box to the cover sheet for future use.

**Response: Amendment box added in lower right corner.**

3C. Add an "s" to "American" in note 4.

**Response: "S" added.**

Sheet 2:

3D. Show/label bicycle parking.

**Response: 2 bicycle spots added, one "U" lock.**

3E. Show/label monument signage.

**Response: Monument signage added.**

3F. Note any proposed fences and walls. Please provide details as well. See UDO 146-4.7.9.T for retaining wall requirements.

**Response: Wall note modified.**

Sheets 7 and 10:

3G. The site amenity details do not need to be on both sheets; please remove them from one.

**Response: Details removed from sheet 7.**

#### **4. Streets and Pedestrian Comments**

Sheet 9:

4A. Thank you for the inclusion of an outdoor plaza area. Please update to include pedestrian features such as decorative pavement, pedestrian scale lighting, shade features, site furniture, landscape borders with amenities such as tree cut-outs and raised planters, etc.

**Response: Pedestrian features include bicycle parking, trash can and a seating table, with landscape to the north.**

#### **5. Parking Comments**

5A. See UDO Table 4.6-4 for parking lot design requirements. The parking spaces must be 9' by 19' (not 18').

**Response: Spots at east are 9'x19', spots at west are 9'x18' with 2' overhang of landscaping, per allowable modifications.**

5B. Include drive-through stacking requirements per UDO Table 4.6-7. A Bank, Financial Institution, or Automated Teller Machine (ATM) requires 3 stacking spaces.

**Response: Table updated with 3 required, 7 provided stacking spaces.**

5C. Include bicycle parking per UDO 146-4.6.3.F in the data table. The detail is shown on Sheet 7, but the bicycle parking is not labeled on the site plan or shown in the calculations.

**Response: Added to table and site plan (2 provided and required).**

#### **6. Architectural and Urban Design Comments**

6A. Please provide color elevations and a digital material board.

**Response: This was included in submittal.**

6B. Note that all mechanical equipment must be screened, including rooftop equipment. Please see UDO 146- 4.8.11.

**Response: Rooftop Units are shown screened on the exterior elevations. Please see call out 914 on sheets A09.11 and A09.12.**

6C. Include material and transparency calculations per UDO 146-4.8.6.

**Response: Please see added material calculations on sheets A09.11 and A09.12.**

6D. Please identify primary and secondary facades per UDO 146-4.8.7 and Table 4.8-7. Provide calculations/analysis to show 146-4.8.7.D Table 4.8-8 standards are met.

**Response: Please see primary and secondary callouts added to sheets A09.11 and A09.12.**

6E. The north and east elevations will require additional articulation (such as a vertical element, material change, recess or pop-out, etc.) to break up the plane.

**Response: Please see updated elevations on sheets A09.11 and A09.12.**

6F. Include an elevation/detail of the trash enclosure.

**Response: This site does not have a trash enclosure included.**

## **7. Signage & Lighting Comments**

7A. Please show and label the monument sign(s) location on the site plan.

**Response: Monument sign added at SW corner.**

7B. Please include lighting fixture cut sheets. Note the location of any free-standing light poles, and include the proposed height.

**Response: Lighting fixtures updated.**

Sheet 1:

7C. Clarify the signage data in the data table. Per UDO 146-4.10.5, a maximum of five signs is permitted. Please see this code section to calculate allowable signage square footage.

**Response: Signage updated, with 5 signs noted.**

## **8. Landscaping Issues** (Tammy Cook / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

Site Plan: Sheet 1:

8A. Add the Landscape Architect's contact information.

**Response: Added as requested.**

8B. Do not number the sheets as 1 of X. Only use single numbers i.e. 1, 2, 3 etc.

**Response: Revised as requested.**

Sheet 2:

8C. A 9' attached walk is not shown here.

**Response: 9' existing attached walk noted.**

8D. The sidewalk line is missing here.

**Response: Sidewalk alignment clarified.**

8E. The landscape plan does not show this same base file. Which one is correct?

**Response: Background coordinated and updated per comments.**

8F. Is this a 10' future walk? This does not correlate with the proposed planting plans. This is shown as a planting area.

**Response: The walk is a future plan for the city, but not imminent so the area**

8G. 9' existing walk to remain?

**Response: Yes, per direction of city, the 10' detached walk is not to be installed at this time.**

Sheet 6:

8H. The sidewalk line is missing here.

**Response: Sidewalk line work clarified.**

Sheet 7:

8I. (LP-001): In the City of Aurora Notes: Please remove reference to the previous landscape code.

**Response: Reference to previous landscape code has been removed.**

8J. In the Building Perimeter Landscape Table: Provide columns for the tree equivalent shrubs required/provided.

**Response: Columns have been added to the charts to accurately help depict provided tree equivalents.**

8K. 20 required, 7 provided -this is deficient.

**Response: The Chart has been updated to reflect requirements that have been met.**

8L. 20 required 20 provided, note how many 5 gals. and how many 1 gal. 8M. 20 required, 39 provided, note how many 5 gals. and how many 1 gal.

**Response: Chart has been revised to show plant sizes.**

8M. 20 required, 39 provided, note how many 5 gals. and how many 1 gal.

**Response: Chart has been revised to show plant sizes.**

8N. Provide a table for the Curbside landscape -Street trees and shrubs required/provided. 8O. In the Plant Schedule: Show tree and shrub/planting symbols here.

**Response: Curbside landscape table has been added and requirement has been met.**

Sheet 8:

8P. (LP-002): Is it likely this tree will survive the installation of a light pole so close to it?

**Response: Trees have been removed from median.**

Sheet 9:

8Q. (LP-101): Show all site lighting on this plan as it appears that there are some conflicts.

**Response: Updated lighting has been added to the plan, and conflicts have been mitigated.**

8R. All parking rows must terminate on the landscape. Landscape each parking lot island with a tree and six five-gallon shrubs per 9'X19' island.

**Response: All parking now has a parking island.**

8S. Note where the sign will be located and adjust the landscaping accordingly. 8T. This is called out as an electrical line, but it is noted as a water line.

**Response: Signage has been added to the landscape plan and has a callout.**

8U. The sidewalk is shown different than the landscape base on this corner. 8V. The Civil base shows a different base file along this perimeter.

**Response: Landscape plans have been updated to reflect Civil plans.**

8V. The Civil base shows a different base file along this perimeter.

**Response: Landscape plans have been updated to show missing walks.**

8W. Label and dimension the 20' street frontage buffer per Section 146-4.7.5.D.

**Response: Street frontage buffer label has been added.**

8X. The civil plans show two retaining walls?

**Response: Retaining wall has been labeled and height has been added to the keynote legend.**

8Y. Label the retaining wall height and height of the wall between 42"-48" to mitigate noise and minimize the visual impacts associated with on-site signs with speakers.

**Response: Retaining wall has been labeled and height has been added to the keynote legend.**

8Z. Once a clarification on the sidewalk condition and walls is provided with the next submission, a more thorough review of the landscape requirements for the street frontage will be provided.

**Response: Noted, thank you.**

8AA. Will there be a dumpster located on the property? If so, please show that location.

**Response: No dumpster will be located on property.**

8BB. In accordance with the UDO, light poles, trash enclosures, vacuum equipment, fire hydrants, etc. cannot displace the required trees within the parking island.

**Response: Light pole has been moved and tree has been planted in island.**

8CC. These Karl Forester grasses cannot be used to screen the parking lot. Parking lot screening should consist of a double row of shrubs.

**Response: The grasses have been replaced with shrubs.**

8DD. Show tree and shrub/planting symbols here.

**Response: Plant symbols added to schedule.**

Sheet 11:

8EE.(LP-502): Is it possible for this tree to be retained with a light pole that is being proposed so close to it?

**Response: Trees have been removed from median**

**9. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

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)

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: This will be submitted.**

**10. Planning Transportation** (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org) / Comments in bright teal)

10A. Clarify that the site sidewalk does directly connect with the sidewalk along Mississippi Avenue, rendering was unclear.

**Response: Sidewalk clarified and connected.**

10B. Identify the number and location of bike racks.

**Response: Location and number (2 spots, one rack) added.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**11. Civil Engineering** (Jonathan Phan / 303-739-8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org) / Comments in green)  
Site Plan Sheet 2:

11A. Include a legend to identify what some of these line types are.

**Response: Legend added to civil sheets.**

11B. Label the radii (TYP.).

**Response: Typical radii added.**

11C. Per pre-app notes, "Designate a public access easement along the east/west drive aisle."

**Response: The drive area to the north of the site is not a part of our lot, so we are unable to designate it as a part of this project.**

11D. Provide the ADA path from the building to the ROW (TYP.).

**Response: ADA path to building added (dashed).**

11E. Label the private drive (TYP.).

**Response: Private drive to north and west noted.**

11F. What's going on in this area? Looks like concrete transitioning into landscaping.

**Response: Sidewalk area clarified.**

11G. Please provide the sidewalk easement since part of the ramp is outside of the ROW.

**Response: Sidewalk easement noted on civil site plan.**

11H. Label curb return radii, Arterial requires 25 ft radius (TYP.) (4.04.5.03 of the 2023 COA Roadway Manual).

**Response: 25' radius noted and shown.**

11I. Label the roadway classification and dimension the ROW width (TYP.).

**Response: Roadway information added.**

11J. Please move the on-site light out of the future sidewalk and easement.

**Response: Light moved to the north, at the bottom of the walls.**

11K. Revise the leader location for the sidewalk easement.

**Response: Leader for sidewalk easement revised.**

11L. Looks like a typo, remove the backslash.

**Response: Backslash removed.**

11M. I would re-word this as being deferred or something along the lines of that.

**Response: 10' walk noted as deferred, but not a part of this project.**

11N. Provide a deferral request letter for the detach walk. You can provide it to me via email or provide it next submittal.

**Response: Deferral letter will be sent to Stacey via email.**

Sheet 3:

11O. Remove all spot elevations on the site plan. This level of detail shall be in the civil plan. The slope arrows can remain in the site plan (TYP.).

**Response: Spot elevations remove from this set.**

11P. A legend may be needed to know what some of these abbreviation stand for.

**Response: Spot elevations at retaining walls added and clarified.**

11Q. Label existing and purpose contours on the grading sheet (2.08.1.02 of the 2023 COA Roadway Manual).

**Response: Existing and proposed contour labels added.**

11R. Provide additional slope arrows around the building for the asphalt, concrete, and landscaping.

**Response: Additional slope arrows added.**

11S. Please label TOW and BOW as some of them are missing right next to the elevations (TYP.)

**Response: TOW and BOW added to grading plan.**

11T. Where is this spot elevation pointing to?

**Response: Spot elevations removed.**

11U. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building. (2.08.1.06.2 of the 2023 COA Roadway Manual).

**Response: Site regraded to accomplish this requirement.**

Sheet 4:

11V. This sheet isn't needed in the site plan. Please remove and add to the civil plan.

**Response: Expanded grading plans removed.**

Sheet 5:

11W. Provide the handrail info or reference our standard detail.

**Response: Handrail information added.**

11X. This is too much in terms of detail on the site plan. Please try to keep it general and broad as this level of detail isn't needed for the site plan. Remove the reinforcing from the site plan but is needed on the civil plans.

**Response: Rebar removed.**

11Y. Identify the material type for the retaining wall, whether the walls are private or public and owners responsible for maintenance. (4.02.7.03.3.3 of the 2023 COA Roadway Manual).

**Response: Split Face CMU (Charcoal color) selected and noted.**

11Z. Advisory note: Structural calculations are required for these retaining walls on the first submittal of the civil plans (4.02.7.03.3.1 of the 2023 COA Roadway Manual).

**Response: Noted, thank you.**

11AA. Advisory note: The design of this retaining wall will be evaluated during the civil plan process and potential design changes may occur at later stages.

**Response: Noted, thank you.**

11BB. All other retaining wall heights shall not exceed eight feet except when approved by variance by the Public Works Engineering Division. (4.02.7.04.3 of the 2023 COA Roadway Manual).

**Response: Variance letter will be provided – with the future 10' detached walk, the limited space between easements and the severe slope of the existing site, the wall design requires the wall to be over 8' from top of footing to top of wall.**

11CC. Provide the slopes between walls, shall not exceed (4:1) (4.02.7.04.3 of the 2023 COA Roadway Manual).

**Response: Wall slopes noted, 5:1 max.**

11DD. Remove the approval block.



**Response: Approval block removed.**

Sheet 14:

11EE. Please move the on-site light out of the future sidewalk and easement.

**Response: Light pole moved north, at base of walls.**

11FF. Show the existing public streetlight.

**Response: Street light added to the background.**

11GG. 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."*

**Response: This note has been added.**

11II. Potential might not have to add a streetlight, however, just add the note just in case

**Response: Updated photometric included.**

11JJ. Public streets shall have public streetlights in conformance with COA standards.

**Response: Noted.**

11KK. For each 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 (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

*This information (if it's not already shown) can be added to the street sections provided if desired.*

**Response: Information added for existing Mississippi.**

**12. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

Site Plan Sheet 2:

12A. Provide dimensions.

**Response: Dimensions added.**

12B. 9'x19' parking space required per UDO 4.6.5, Table 4.6-4.

**Response: 9'x19' on east, 9'x18' with 2' landscape overhang on west.**

12C. There is a need to identify one-way flow and provide DO NOT ENTER signage. 12D. Assuming a one-way exit, there is a need for DO NOT ENTER signage.

**Response: Signage added.**

Traffic Impact Study Page 1:

12E. 2024-10-28 (DJK) reviewed. Find the report acceptable, minor updates should be made as noted or explained.

**Response: Acknowledged.**

Page 5:



12F. Unsure where this was from, the adjacent Murphy Fuel site analysis that Galloway also prepared to the west identified a significant crash history at the access, COA requested the turning movement restrictions, application is installing restrictions improvement

**Response: Correct. Language updated in TIS to clarify median restriction is per request of the City identified with the Murphy project**

Page 7:

12G. Chambers is NOT technically a RIRO (not signed as such) revise.

**Response: Report has been updated to remove RIRO. Existing data suggests that the left in and left out movements are not happening during peak hours. Traffic would need to cross three travel lanes and two exclusive turn lanes (5 lanes total) as well as a Solid Yellow line. Although not signed, the Solid Yellow would suggest that the movements are not allowed.**

Page 8:

12H. Revise, not a RIRO.

**Response: Revised in updated TIS**

Page 13:

12I. From the Murphy Fuel project that you also prepared the TIS for.

**Response: Revised in updated TIS**

Page 19:

12J. Highlighted values differ from the updated 8/12/24 Murphy Fuel TIS (Table 3-1). All existing volumes from Fig 3.1 match existing Murphy Fuel volumes.

**Response: Further internal review found that the Murphy TIS results presented a summary of 5 SimTraffic runs. This Bank of America TIS presents a summary of 10 SimTraffic runs. A review of the results between the two analyzes show that the differences would not impact the conclusions of the report**

Page 20:

12K. Highlighted values all differ from Murphy Fuel TIS values.

**Response: See previous comment. It should also be noted that the Synchro/SimTraffic software is occasionally updated to newer builds that will often improve upon the HCM methodologies utilized. Slight differences can often be seen depending on the build used. A review of the results between the two analyzes show that the differences would not impact the conclusions of the report**

Page 25:

12L. Totals the pass-by and net of Murphy Fuel, explain.

**Response: Correct. This figure depicts the pass-by trips and the net site trips from the Murphy TIS added together to show total pipeline trips applied to background forecasts for this TIS.**

12M. Numerous values do not match the Murphy Fuel Net Site Trips (Fig 5-3). Explain.

**Response: Correct. This figure depicts the pass-by trips and the net site trips from the Murphy TIS added together to show total pipeline trips applied to background forecasts for this TIS.**

**13. Fire / Life Safety** (Carl Horst / 303-739-7639 / [chorst@auroragov.org](mailto:chorst@auroragov.org) / Comments in blue)

Site Plan Sheet 1:

13A. Please remove City of Aurora Note 19.

**Response: Note 19 removed.**

13B. Please update the data block to reflect the following items;

- Van Accessible Parking – required/provided
- 2021 IBC Construction Type and Occupancy classification

- *Status of Sprinkler System*

**Response: Items added.**

Sheet 2:

13C. *It appears there are no fire lanes/parking signs along the north edge of your project. Please provide and identify three fire lane signs in the locations shown.*

**Response: Three fire land signs added (approximately 30' on center).**

13D. *There appears to be a vertical curb in front of the accessible parking. Please provide more information and details showing the accessible transition/curb ramps/etc.*

**Response: Accessible route and ADA from parking shown – no vertical curbs in the path.**

13E. *Please show and identify the accessible route from the accessible parking to the accessible entrance to include any accessible transitions with details.*

**Response: Accessible route and ADA from parking shown.**

13F. *The site sheet shall identify and label the Knox Box. A Knox Box is required for the front main entrance. See example.*

**Response: Knox box location added.**

13G. *Show and identify the location of access doors. Please label the main public entrance.*

**Response: Access doors noted as well as main public entrance.**

13H. *Please identify accessible parking signs/posts. If signage/posts are located within the parking stall, a wheel stop is required.*

**Response: Accessible parking sign noted.**

Sheet 3:

13I. *Please show and identify the accessible route from the accessible parking to the accessible entrance to include any accessible transitions with details.*

**Response: Accessible route and ADA from parking shown.**

13J. *Please identify how the accessible route interconnects to the public right of way.*

**Response: Accessible route shown to SW corner of the site.**

13K. *Please show and identify the accessible parking aisle and transition to the accessible sidewalk.*

**Response: Accessible aisle and ramp shown.**

13L. *Please provide a legend that shows and identifies the accessible route, accessible parking/aisle/transition, and signage.*

**Response: Legend added.**

13M. *At the front (West elevation) are the square symbols proposed by bollards? If so, please ensure that the bollard doesn't conflict with the accessible route requirements, preventing any possible obstruction.*

**Response: These are security bollards, but do not preclude a 3' ADA path.**

Sheet 4:

13N. *At the Southwest corner, the continuation of the sidewalk is not shown.*

**Response: Sidewalk clarified.**

Sheet 6:

13O. *The Utility plan shall identify and label the Knox Box. A Knox Box is required for the front main entrance. See the example on the site sheet.*

**Response: Knox box added to Utility plan.**

*13P. Show and identify the location of access doors. Please label the main public entrance.*

**Response: Access doors identified.**

*Sheet 8 and 9:*

*13Q. Please identify and label the Knox Box. A Knox Box is required for the front main entrance. See the example on the site sheet.*

**Response: Knox box location added.**

*Sheet 10:*

*13R. With both site and civil plan submittals, please provide a signage/stripping package. Ensure to include other reviewing departments' required signage.*

*Sheets 12 and 13:*

**Response: Site signage and striping plan added. Signage package for the site will be a separate submittal.**

*13S. Elevation sheets shall identify and label the Knox Box. A Knox Box is required for the front main entrance. See the example on the site page.*

**Response: Please see added Knox box location on 1/A09.11.**

*13T. Please show and identify the building address.*

**Response: Please see added address location on 1/A09.11**

*Sheet 14:*

*13U. Please identify the full path of the accessible route by dash delineation.*

**Response: Accessible path route added to site plan.**

**14. Aurora Water (Samantha Bayliff / 303-739-7490 / [sbayliff@auroragov.org](mailto:sbayliff@auroragov.org) / Comments in red)**  
**Site Plan Sheet 2:**

*14A. Provide easement information for these easements.*

**Response: Easement information added to the plans.**

*Sheet 6:*

*14B. Provide information about this easement.*

**Response: Easement information added to the plan.**

*14C. These utility connections are not yet constructed, be sure to coordinate with the property that is constructing these utility extensions. Also, provide RSN/EDN for utilities that will be existing at the time of this project.*

**Response: Items shown as existing as they will be existing prior to construction for this project. RSN 1775927 added to the plan.**

*14D. This utility connection is not being provided by the adjacent property. Please avoid utility service lines crossing.*

**Response: The stubs are being extended into the site, per the adjacent project team. The water and sewer service need to cross once to allow for the water meter to be in landscaping.**

*14E. Remove these labels from the utility plan.*

**Response: Labels are removed.**

*14F. Clear text if you are going to be showing easement information.*

**Response: Easement information removed from the plan.**

14G. What is this? Is it the Rec number?

**Response: Yes, reception numbers.**

14H. Please verify that this is located outside of concrete and is located in a landscaped area. The water service line needs to be located in an easement.

**Response: Water service line to meter shown in easement and is in landscaped area.**

14I. Specify what this number is.

**Response: Reception number and noted as such.**

14J. Clear text.

**Response: Revised as requested.**

14K. Remove label.

**Response: Label removed.**

14L. Please provide a legend, needs to indicate utility linework, and shading.

**Response: Legend added to all civil sheets.**

14M. Provide RSN for the existing utilities.

**Response: RSN number added.**

14N. Call out the removal of the plug as well.

**Response: Plug removal noted.**

14O. Define AHJ.

**Response: Xcel Energy added.**

14P. Corp stop.

**Response: Curb stop spelling corrected.**

**15. Forestry** (Becky Lamphear/ 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

15A. There will be trees impacted by the project. 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.

**Response: Noted, thank you.**

15B. Remove trees identified to be planted for mitigation on the Tree Mitigation plan and add these to the landscape plan. Please show a symbol indicating trees that are specific to tree mitigation on the landscape plan.

**Response: Revised as requested.**

15C. **Tree mitigation is always above and beyond the Landscape Code requirements.**

**Response: Noted, thank you.**

15D. Please show a tree mitigation chart provided on this sheet. 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.

**Response: Mitigation chart added.**

15E. The caliper inches that will be lost are 70", but only 22" would be required for planting back onto the site. The mitigation value is \$2,940.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	White Ash	14	\$828.85		6
2	White Ash	16	\$539.30		3
3	Silver Maple	14	\$507.68		3
4	Pear	7	\$240.68		3
5	Pear	7	\$240.68		3
6	Crab	6	\$291.26		2
7	Crab	6	\$291.26		2
<b>Total</b>		<b>70</b>	<b>\$2,939.71</b>		<b>22</b>

**Response: Noted, thank you.**

15F. *NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.*

**Response: Noted, thank you.**

**16. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

16A. Add the Standard Site Plan 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 the 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.

**Response: Note added.**

16B. Aurora Water has indicated a need for the easement to cover the Water Meter: Send in the Water easement documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org). Comply with the requirements from Aurora Water for the configuration of the easement to cover the water meter.

**Response: Easements will be submitted via separate cover.**

**17. Easements** (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org))

17A. Easement dedications to be submitted to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org), releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**Response: Acknowledged.**

**18. Xcel Energy PSCo** (Donna George / 303-571-3306 / [ReferralsXcelDistribution@xcelenergy.com](mailto:ReferralsXcelDistribution@xcelenergy.com) )

18A. Please see attached

**Response: Response letter included with resubmittal.**

**19. Arapahoe County** (Terri Maulik / 720-874-6840 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com) )

19A. Planning Division: thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

**Response: Acknowledged Thank you**

19B. Engineering Services Division: please see attached.

BOA Aurora Plaza  
Response to 1<sup>st</sup> Site Plan Comments  
1/6/2025

**Response: Acknowledged Thank you**

Sincerely,  
**GALLOWAY**

Brynhildr Halsten, PLA  
[brynhildrhalsten@gallowayus.com](mailto:brynhildrhalsten@gallowayus.com)  
7199007220