

March 28, 2024

City of Aurora Planning Division
Attn: Rachid Rabbaa
15151 E Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Eastridge Plaza – Site Plan Amendment – Initial Submittal Comment Response
Application Number: DA-2319-00
Case Numbers: 1979-6008-05

Dear Rachid,

Thank you for your review of the Eastridge Plaza site. This letter has been prepared to discuss the responses to comments provided by the City in the letter dated November 28, 2022.

Planning Department Comments

1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.

Response: Noted.

1B. Comments were received from outside referral agencies, Arapahoe County and Xcel Energy. (Please see the attached pdf's).

Response: Noted.

2.Completeness and Clarity of the Application

Cover Sheet

2A. No additional comments.

Response: Noted.

2B. Do not resubmit until you have contacted Traffic Engineering for comment/redlines.

Response: No further traffic comments received.

3.Zoning and Subdivision Use Comments

Site Plan

3A. No additional comments.

Response: Noted.

4. Streets and Pedestrian Comments

4A. No additional comments.

Response: Noted.

5.Urban Design Comments

5A. No additional comments.

Response: Noted.



6. Signage & Lighting Comments

6A. No additional comments.

Response: Noted.

7. Landscaping Issues

7A. Update the General Plan Notes to reflect the correct mulch treatment for the shrub beds.

Response: Revised as needed – see redline response for further information.

7B. Update the percentage of high-water use/cool season grass percentage to correspond.

Response: Corrected.

8. Civil Engineering

8A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

Response: Drainage letter has been approved.

8B. Show the revised fire lane easement.

Response: Revised. Easements have all been recorded.

9. Traffic Engineering

9A. Please contact the reviewer directly for comments. No comments/redlines were provided to date.

Response: Noted. No comment received.

10. Fire / Life Safety

10A. Label the fire lane easement to include the width. Has the plat been revised to reflect the fire lane easement?

Response: All easement items have now been resolved and recorded as necessary.

11. Real Property

11A. Change property line to solid bold line.

Response: Revised as requested.

11B. Continue to work with Real Property at the City of Aurora for all licensing and dedications.

Response: All easement and license agreement items have been resolved with Real Property.

11C. For easements that are going to be dedicated contact Andy Niquette at

dedicationrproperty@auroragov.org.

Response: All easement and license agreement items have been resolved with Real Property.

Armstrong Capital Development
Eastridge Plaza - Aurora
March 28, 2024

Sincerely,
GALLOWAY

Scott Brown
Civil Engineering Project Manager
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
O: (303) 770-8884