

4/25/2025

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

RE: Third 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 3rd review comments on the Site Plan and Conditional Use for the proposed Bank of America. To facilitate your review, we have included our responses starting with **Response:** for each response.

PLANNING DEPARTMENT COMMENTS

1. Zoning and Use Comments

- 1A. Written Thank you for providing the Wendy's property access easement document. Please note the recordation number on Sheet 2 with the legend symbol.
Response: Reception No. E5014718 added.
- 1B. Please update the Letter of Introduction to reflect changes made through the review process, such as parking, public improvements, pedestrian access (and sidewalk deferral), etc. Please provide the updated letter to staff via email before April 14, 2025, to be included in the Planning Commission packet materials.
Response: Submitted to City of Aurora (Stacy Wasinger).

Site Plan

Sheet 1:

- 1C. Repeat comment: Please clarify and revise the allowable signage calculation per UDO 146-4.10.5.B. The building frontage on Mississippi Avenue is approximately 60 feet, which would allow a maximum sign area of 120 square feet. Signage details are not required with the site plan, but the maximum area must be updated.
- Update: The data block stall has 248.12 sq. ft. for maximum signage but the comment response letter indicates this should be updated to 121.76 sq. ft. Please revise.
Response: Updated to 121.76 allowed, 121 proposed.

2. Parking Comments

- 2A. Repeat comment: Please include dimensions for both head-in and angled parking to demonstrate code requirements. Also, include dimensions for stacking space areas.
- Update: Thank you for including all dimensions. For the head-in parking, please show more clearly that the overall parking space depth is over 20 feet with the overhang. As shown, the depth appears to be 18 feet, and it is not clear if the overhang adds over two feet to the depth.
Response: Western parking stall depth noted at 20.7', to face of wall.
 - Please also clarify the dimensions of the aisle for the 45-degree angle parking. The code requires a minimum of 13 feet for the aisle and the dimension indicated 12.8 feet. Is there a gutter, etc. that makes this dimension 13 feet in total?
Response: Width adjusted to 13.0' of drive width.

3. Architectural and Urban Design Comments

- 3A. Thank you for the inclusion of color elevations and a digital material board. Please include

material calculations and notation of how section 146-4.8.7 for four-sided building design (i.e. identify primary and secondary facades) is met. It appears all elevations comply; the calculations should be provided to show compliance

Response: Please see attached elevations with calculations.

4. Landscaping Issues (Tammy Cook / tdcook@auroragov.org / Comments in bright teal)

Site Plan:

Sheet 1:

4A. The two ** on note #9 should be described below.

Response: These were standard notes from City of Aurora. "*" have been removed from all notes.**

Sheet 8:

4B. In the Curbside Landscape Table: Add a column for the required/provided shrubs 10 per 40 LF =42

Response: A Required/Provided Shrub column has been added to our set.

4C. Add a provided column as 135 shrubs are shown on the plan.

Response: A provided shrubs column has been added to the plan.

4D. Remove the adjustment request as the numbers above satisfy the requirements.

Response: Adjustment request has been removed.

4E. Add Note: Two landscape alternatives have been shown in the plan set. Refer to Sheet 10 for the Attached Sidewalk Condition and Sheet 11 for the Detached Sidewalk Condition.

Response: Note has been added per recommendation.

Sheet 10:

4F. Please show the title under the plan view: Call this Landscape Plan - Phase 1 attached sidewalk condition.

Response: Plan view title has been added per recommendation.

Sheet 11:

4G. Please show the title under the plan view: Call this Landscape Plan - Phase 2 detached sidewalk condition.

Response: Plan view title has been added per recommendation.

4H. This note only needs to be on LP-101.

Response: Note has been removed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Jonathan Phan / 303-739-8273 / jphan@auroragov.org / Comments in green)

Site Plan

Sheet 2:

5A. Please show the design of the new ramp. Since the proposed ramp (on the right) is being deferred, I still need to see if the new receiving ramp is meeting ADA requirements (TYP.)

Response: A plausible design has been shown, but as this is not on our property, and deferred from the adjacent property, the design will need to be coordinated in the future.

5B. Recommend the receiving ramp as a directional ramp.

Response: Direction ramp shown as a plausible design for the west side of the intersection.

Sheet 4:

5C. Please provide the slope percentages for the flow arrows (TYP.)

Response: Slope percentages added.

5D. Please label existing contours (TYP.)

Response: Existing contour labels added.

5E. Proposed contours need to tie into existing contours (TYP.)

Response: Contours all tie to existing (some via walls)

Sheet 5:

5F. It looks like parts of the dimensioning are cut off.
Response: Revised.

Sheet 16:

5G. Advisory note: Existing streetlights will be evaluated in the civil plan.
Response: Noted – no existing street lights along frontage.

5H. Please show and call out the existing streetlights (TYP.)
Response: Noted – no existing street lights along frontage.

6. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)
Site Plan

Sheet 3:

6A. Provide striping call-outs, including material, color, and widths.
Response: Added as requested.

6B. Provide access pavement arrows to confirm movements.
Response: Added as requested.

6C. Add a STOP sign for western access.
Response: Added as requested.

6D. SITE WORK NOTES on Sheet C101 must be sequential and indicated on the site plan for proper identification.
Response: Reviewed and revised.

6E. Several sheets indicate Mississippi as a Collector, revise to Arterial.
Response: Revised.

6F. Include NB lane arrow to signify one-way flow.
Response: Lane arrows added.

Traffic Impact Study

6G. TIS was previously approved.
Response: Noted, thank you.

7. Fire / Life Safety (Carl Horst / 303-739-7639 / chorst@auroragov.org / Comments in blue)

Sheet 2:

7A. Please label the fire lane signs
Response: Labeled as requested.

7B. Please clearly identify the accessible access aisle and the accessible van parking spot individually, using key notes and or relevant symbols. A typical example has been provided for reference.
Response: Signs changed to letters.

Sheet 3:

7C. Please label the fire lane sign located at the northwest.
Response: Labeled as requested.

7D. Remove the label for the fire lane sign that was previously placed at the center north, as it has been relocated to the northwest (see comment above for clarification).
Response: Removed as requested.

7E. Provide graphic examples of both the accessible parking signs and tow-away signs, using the provided example as a reference.
Response: Signage revised as requested.

7F. Per the City of Aurora's requirements, please update the graphic for Fire Lane Sign number 3, as shown in the example.
Response: Fire lane signage updated.

Sheet 4:

7G. Please ensure the bollards are identified within the legend. This should be consistent across all pages that include the legend and bollards.
Response: This was cut off, it has been rectified.

- 7H. Identify the access aisle and the accessible van parking spot individually, as shown in the example provided. This should be consistent across all pages.
Response: Added as requested.
- 7I. Show and clearly label all required handrails along the accessible path. This should be applied consistently throughout.
Response: Revised as requested – all walls to have handrails along accessible path.
- 7J. Please identify the crosswalk and label it accordingly. Provided example, this should be consistent across all pages.
Response: Crosswalk added and labeled on site plans.

8.Aurora Water (Samantha Bayliff / 303-739-7490 / sbayliff@auroragov.org / Comments in red)

Site Plan

Sheet 1:

- 8A. Advisory: The site plan will not be approved until the Preliminary Drainage Report is approved.
Response: Noted, thank you.

Sheet 6:

- 8B. All of this detail is too much for the site plan. Do not include sizes, inverts, or pipe lengths with the site plan. That will get figured out in the CDs. You should only need to indicate manholes, proposed sanitary, proposed inlet, etc. Stating the size of existing utilities (i.e. Ex 8" sanitary) is fine. The notes describing "connect to existing line" or "connect to building" are fine to remain.
Response: Verbiage removed.

9. Forestry (Becky Lamphear/ 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 9A. Aurora Forestry cannot approve the plan until tree mitigation has been paid.
Response: Noted, thank you.

10.Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Sheet 1:

- 10A. Advisory: Continuing with the easement dedications by separate documents (Typ.) They should be completed prior to any building permits.
Response: Noted,, thank you.

11. Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

- 11A. Advisory: Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.
Response: Noted, thank you.

12. Xcel Energy PSCo (Donna George / 303-571-3306 / ReferralsXcelDistribution@xcelenergy.com)

- 12A. No further comment at this time
Response: Noted, thank you.

Sincerely,
GALLOWAY

Todd Hager
toddhager@gallowayus.com