

5/20/2025

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

RE: Fourth 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 4th 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. Add sheet numbers to all sheets in addition to the labels. Sheets 1-6 include sheet numbers, but the remaining sheets do not.
Response: Sheet numbers added to all other sheets.
- 1B. The site amenity details (bike rack, picnic table, and trash receptacle) are shown on sheets 7, 8, and 12. They only need to be shown once: please remove duplicates.
Response: Site details only shown on sheet 12 now.
- 1C. The retaining wall details on sheet 5 appear to be overlapped. If details 2 & 3 are duplicative, please remove one and rearrange the details on the sheet.
Response: Details 2 and 3 are for the south and west walls, which have different heights and requirements. Overwrite removed.
- 1D. Check for and update overlapping text, such as the red text on the light fixture cut sheets (sheet 17).
Response: Overlapping text removed.

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

- 2A. No further comments at this time.
Response: Comment Acknowledged, thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 2:

- 3A. Please make sure the notes are matching to what is shown on the exhibit for the sidewalk easement. 10 ft (TYP.).
Response: Notes updated to 10'.

Sheet 5:

- 3B. It appears the detail labels are overlapping with each other.
Response: Details 2 and 3 are for the south and west walls, which have different heights and requirements. Overwrite removed.

Sheet 7:

- 3C. Advisory comment: When it comes into civil, a street lighting plan will be needed to evaluate existing public streetlights, and additional lights will be needed if necessary.
Response: Noted, thank you.

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

Site Plan

Sheet 2:

- 4A. 24" wide stop bar call-out needed at drive aisle.

Response: Call out added.

Sheet 3:

- 4B. Correct minimum Sign R5-1 sign size to 30"x30".

Response: Sign size updated.

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

- 5A. Life Safety has no further comments.

Response: Noted, thank you.

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

Site Plan

Sheet 6:

- 6A. A revision has been submitted and approved for the adjacent site to construct a waterline stub for this site. Please coordinate with the adjacent development and update this service connection to reflect that change.

Response: Stub shown from previous project, to curb stop, which was field verified.

- 6B. REPEAT COMMENT: 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" is fine to remain.

Response: Dry utility notes remain, and wet utility notes simplified on the plan.

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

- 7A. No further comments at this time.

Response: Noted, thank you.

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

- 8A. No further comments at this time.

Response: Noted, thank you.

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

- 9A. No further comments at this time.

Response: Noted, thank you.

Sincerely,
GALLOWAY

Todd Hager
toddhager@gallowayus.com