

September 14, 2021

Claire Dalby, Planner II
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Re: Jefferson at Meadow Hills – Site Plan Amendment Comments
Case Number: 1998-4020-03

Dear Ms. Dalby,

EBI Consulting has reviewed the comments on the initial submittal of the Jefferson at Meadow Hills – Site Plan Amendment and prepared the items required. Below are our responses to the comments provided.

Initial Submission Review

1. Planning (Claire Dalby / 303-739-7266 / cdalby@auroragov.org)

1A. A site detail sheet of the proposed dog park will need to be included (see Civil Engineering comments). This detail should show proposed fencing, gating, and additional features such as trash can(s), waste station, shelter, benches, etc. Please let me know if you'd like to discuss this requirement over the phone.

Details have been provided for the proposed fence and pet waste station. The other features are not currently proposed.

2. Landscaping (David Barrett / 303-739-7133 / wbarrett@auroragov.org)

2A. Will any trees or shrubs be removed? If so, show them on the plans and show where replacement plants will be located.

No trees or shrubs will be removed, only small portions of grass are proposed for removal.

2B. Replace any dead or dying plants.

Any trees or shrubs that are close to the work shall be protected from the proposed work with a means suitable to the type of work performed.

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

3A. A preliminary drainage letter is required with this site plan amendment. Although there aren't specific grading changes, water quality for the dog park needs to be addressed. It should state the approved drainage patterns will not be altered and address any changes in imperviousness from the approved drainage study covering this development. The letter shall include calculations for onsite improvements, compare peak flows to the previously approved report, and include any relevant sheets from said report. A drainage plan sized no larger than 11" x 17", shall be included, as well as a comparison of the proposed

drainage plan to the previously approved plan, with the proposed area highlighted. Additional information may be requested from the reviewing engineer to ensure adequate analysis. It will need to be signed and stamped by a Professional Engineer licensed in the State of Colorado. The letter shall be submitted to Engineering at the time of the Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the letter. The site plan will not be approved until the preliminary drainage letter is approved. Please contact the Civil Plan Review Staff at 303-739-7335 to create a civil drainage (DR) folder.

A drainage letter has been prepared based on the requirements outlined and is part of the resubmittal. It will be signed for the approval submittal.

3B. Where is the detailed plan for the dog park? Fencing, additional features such as trash cans, waste station, shelter, etc.

Details have been provided for the proposed fence and pet waste station. The other features are not currently proposed.

4. Aurora Water (Casey Ballard / 303-739-7382 / rtigera@auroragov.org / Comments in red)

4A. Water quality is required for the dog park and should be called out on the site plan amendment. Details of the water quality feature will be included on civil plans.

A proposed water quality feature is shown on the plans and described in the drainage letter. A detail is also provided in the plan set.

In addition to this letter we are providing in this submittal the following items:

- Preliminary drainage letter
- Site development plans

Sincerely,

Stuart Moore
Senior Civil Engineer
EBI Consulting