

May 14, 2021

Claire Dalby
Planning Division
15151 E. Alameda Parkway, Ste 2300
Aurora, CO 80012

RE: **Initial Submission Comment Response:** Aurora Plaza Redevelopment Plan – Site Plan
Amendment
Case Number: 1984-6047-08

Dear Ms. Dalby,

Please find below our response addressing the comments received on April 28, 2021. To facilitate your review, we have included the original comments in *italicized* font, and have provided our responses in **bold and blue**.

- *1A - Update the data table on the cover sheet to reflect the proposed changes including, but not limited to, changes in signage calculations. Please reference Section 146-4.10.5 regarding standards for commercial signs and 146-4.15.F.2.a for guidance on measuring signage area in the MU-OA-G zone district.*
Response: A site data table has been added to the cover sheet with updated information.
- *1B - Please include a trash enclosure on the northern side of the building. Staff is happy to speak about this request if needed.*
Response: Thank you for this suggestion. The owner has elected not to include a trash enclosure.
- *2A - Changes to the storm sewer require a drainage letter. It should state the approved drainage patterns will not be altered and the imperviousness will not change 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. Contact the Civil Plan Submittal staff at 303-739-7335 to create a DR folder for the drainage letter.*
Response: A drainage report has been included with this submittal.
- *2B – Sheet 4 - Show/label existing easements*
Response: Easements and labels have been added to the plans.
- *2C – Sheet 4 - Label riprap areas.*
Response: Riprap areas have been labeled on the plans.



- 2D - Sheet 4 - A drainage easement is required for the new water quality facility. Maintenance access is also required.

Response: A drainage easement has been added around the water quality facility. The pond can be accessed for maintenance from any of the adjacent parking spots. The pond depth is 12" and can be accessed on foot.

- 3B - Update this striping (ramp to ramp) to match COA STD TE-12.1. Separate striping for ADA parking is appropriate.

Response: Striping has been changed to match COA STD TE-12.1.

- 4A - It appears that during the review process the need for a drainage easement was identified.

Response: A drainage easement has been added as requested.

Please contact me directly if you have any questions or concerns.

Sincerely,

GALLOWAY

Troy Kelts, PE
Civil Engineering Project Manager
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cc: