

May 19, 2017

W. David Barrett
City of Aurora – Planning and Development Services
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Blackhawk Point (Texas Roadhouse) Site Plan Amendment
Case Number: 1999-6002-07

Dear Mr. Barrett,

City comments and Galloway responses are submitted herewith along with the revised site plan.

Planning Department

1. *Show all parking lot stalls. They should be nine feet wide and 19 feet long.*

Galloway Response

1. Existing parking lot stalls are now shown on the site plan. No additional parking is planned for this project.

Civil Engineering

1. *Indicate new sidewalk slope.*
2. *There is a 6" PVC called out on the approved site plan. Is that being removed?*
3. *Existing roof drains/storm line need to be relocated as required for the building additions.*

Galloway Response

1. New sidewalk and slope is now identified on the plan
2. The existing 6" PVC drain at the To-Go addition is to remain. The new roof drain will be reconfigured and tie to the existing pipe.
3. To-Go: see response above. Storage: Per note on sheet A2.0, Downspout to be field located, discharging to landscaped area.

Landscaping

1. *Remove all Ash trees from the plant list. Ash trees are no longer allowed to be planted in the City of Aurora because of the Emerald Ash Borer. If you have any questions about the Emerald Ash Borer, please contact Jacque Chomiak, the City Forester, at 303-739-7178.*
2. *Any dead or dying trees or shrubs should be replaced at this time.*

Galloway Response

1. All landscaping in the plant list is existing. Replacement requirement is acknowledged.

Life Safety

1. *Do you have an actual Site Plan available? It would provide a much better background.*
2. *Note the location of the existing "14200" street address number.*

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3. *Provide a label and a square symbol with an "X" inside the square to show the location of an existing Knox box adjacent to the front main entrance doorway to the building. If it is not existing, it needs to be provided and approved with this Site Plan amendment.*

Galloway Response

1. No site plan was available from the prior Site Plan Amendment. We used what was available to us.
2. Existing street number has been noted on the plan.
3. Location of Knox box is noted on the plan.

Real Property

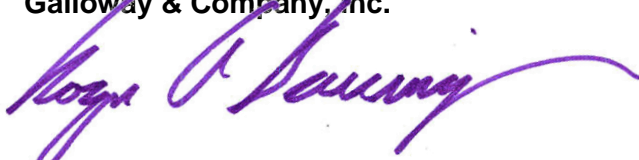
1. *Comments unavailable at this time. If comments are submitted, they will be forwarded to the applicant by e-mail.*

Galloway Response

1. Per conversation, Real Property had no comment.

Please call if you have questions

Sincerely,
Galloway & Company, Inc.



Roger A. Barringer PE
Senior Structural Project Engineer
rogerbarringer@gallowayUS.com

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