

Fourth Submission

Response to Third Submission Comments

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise Letter of Introduction to reflect appropriate changes.
Response: Revised.
- Update Sheets with appropriate Master Plan Amendment changes.
Response: Revised.
- Provide the required detention pond landscaping.
Response: Provided.
- A storm drainage development fee of \$67,631.86 is due. These are required before submitting mylars to County.
Response: We propose paying storm drainage development fee for Phase 1 street right-of-way to be dedicated at this time. Storm drainage development fees for future phases of street right-of-way and for the remainder of the site will be paid at subdivision and final plat of Lots 1-6 associated with vertical development.
- Respond to all additional redline comments in the documents from Engineering, Traffic Engineering, Aurora Water and Real Property.
Response: Comments have been addressed.

PLANNING DEPARTMENT COMMENTS

1. Planning Comments (Ryan Loomis / rloomis@auroragov.org / 303-739-7220 / Comments in teal)

- 1A. Please respond directly to latest letter from Xcel Energy regarding requirement for 10-foot easements around each parcel.
Response: We sent a letter directly to Xcel. A copy of the email correspondence has been sent to Ryan.

Letter of Introduction

- 1B. Move list of revised Master Plan sheets under Master Plan amendment discussion as noted. Ensure any new changes per this review letter are listed.
Response: Revised.

Master Plan Amendment

- 1C. Revise Sheet 2 and update Amendment 5 with shown changes. Amendment #5 was DA-1903-18 and approved1D. On Sheet 2 under Master Plan Amendment 6, update to say Amendment #6 where shown.
Response: Revised.
- 1E. On PIP Sheets, ensure all cross-sections are updated and consistent with recent changes for Amendment #5.
Response: Revised.
- 1F. PA- 8B2 is industrial now per Amendment 5 please revise on appropriate sheets. No need for bubbling.
Response: Revised.
- 1G. Missing Data and dimensions for cross-section shown on PIP Sheet 7. *Response: Revised*

- 1H. On Sheet 10 (pages 1 thru 4) provide a small paragraph/note for each topic in column to the left that is specific and refers to Mixed Commercial parcels in PA-3 and then note pages where images and graphics are found. (ie. Sheets 23-27).
Response: Revised.
- 1I. On Sheet 10 and other sheets, unsure the Master Plan Amendment # needs to be as shown as it's listed on the top right of each Sheet. If remaining, apply the latest Amendment #.
Response: Revised.
- 1J. On Sheet 16 (pages 1 thru 4) provide a small paragraph/note for each topic in column to the left that is specific and refers to Mixed Commercial parcels in PA-3 and then note pages where images and graphics are found. (i.e., Sheets 23-27).
Response: Revised.
- 1K. On Sheet 23 (page 1) what do the colors on map mean? Might be good to have legend to make clear.
Response: Revised.
- 1L. On Sheet 23 (page 1) it might be good to footnote that Architecture Standards shown starting on Sheet 13 above apply in PA-3 for retail/ commercial uses.
Response: Revised.
- 1M. On Sheet 23 (page 4) add paragraph where shown that monument signage will conform to the overall Master Plan sign standards seen on Sheet 10 and 11 (pages 3-5).
Response: Revised.

Preliminary Plat

- 1O. Remove Filing Number from Preliminary Plat title.
Response: Revised.
- 1P. Provide a data block. See example.
Response: Revised.
- 1Q. Staff recommends separating the Grading Plan and do a separate Easement and ROW exhibit to reduce cluttering.
Response: ROW and easements will be shown on the Final Plat provided with next submittal.
- 1R. Many time, these Infrastructure Plans have Ownership Exhibits showing existing property owners for project area; is this an exhibit that can be provided.
Response: An exhibit has been provided offline to Ryan Loomis.
- 1S. A color-coded Phasing Plan is requested to show timing of Infrastructure showing existing infrastructure (e.g., Jackson Gap Street) and timing for proposed infrastructure and future improvements. See example below.
Response: This has been provided for information purposes via email, but is not part of official submittal.

Master Utility Letter

- 1T. The map in Appendix B (page 28) is old and may need to be updated to reflect changes from FDP amendments.
Response: Acknowledged.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Preliminary Plat

Redlines to Sheet 12 Landscape Notes & Plant Schedule

- 2A. Please be advised that these Preliminary Plat plans are used for inspection purposes by our Code Enforcement Division. If changes in layout, species selection or plant count deviate during the construction document phase, this Preliminary Plat landscape plan will need to be updated to reflect any changes.
Response: Acknowledged.

Redlines to Sheet 13 Landscape Plan

2B. Include the detention pond. The response to the first set of review comments indicated that the pond is temporary. The response to the second set of comments indicated that it was provided but was not included in this latest submission. According to Public Works, there is no guarantee that the pond will go away. Provide the required detention pond landscaping and the landscape table to document compliance.

Response: This has been included.

Redlines to Sheet 14 Landscape Plan

2C. Fix the scale on the one insert as it is different than the two pieces that it joins.

Response: This has been corrected.

Redlines to Sheet 15 Landscape Plan

2D. please adjust the location of the landscaping relative to the fire hydrant. A clear space of at least 5' should be maintained.

Response: This has been corrected.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Preliminary Plat

3A. Correct any slopes below 2% to match the required 2% minimum slope.

Response: The existing site is less than 2% slope.

4. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

Preliminary Plat

Redlines to Sheet 2

4A. Previous comment not addressed. Northbound right turn lanes are required per the TIS. Update to include.

Response: The farthest right lane between E. 64th and E. 68th Ave of Jackson Gap Street is a dedicated right turn lane per the Porteos Phase 6 plan set. The cross section has been added.

5. Aurora Revenue- Water/TAPS (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

5A. A storm drainage development fee is due: 54.454 acres x \$ 1,242.00 = \$67,631.86. These are required before submitting mylars to County.

Response: We propose paying storm drainage development fee for Phase 1 street right-of-way to be dedicated at this time. Storm drainage development fees for future phases of street right-of-way and for the remainder of the site will be paid at subdivision and final plat of Lots 1-6 associated with vertical development.

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

Preliminary Plat

Redlines to Sheet 8

6A. Advisory Comment: My PDF reader is showing a lot of these call outs as dots.

Response: This has been corrected.

6B. Easement needs to be shown on the prelim plat. Dedication is to be per Real Properties requirements.

Response: Acknowledged. A final plat has been submitted with next submittal.

6C. The highlighted dimension appears to be off.

Response: This has been corrected.

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

7A. See the red line comments on the SP. Make sure all the dimensions and curve data is the represented on the graphic pages. There may be some easement issues and some License Agreement issues. See any comments on the document(s). Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Response: Acknowledged.

Preliminary Plat

7B. Rename Fire Station Access as shown.

Response: This has been corrected per comment.

7C. Add the Line and curve data for the Site Boundary, Lots, Tracts and easements. Some of the current data is missing. Add the Block designations and the Tract name (letters). Make sure the names of the easements are correct and match the dedicating documents. Confirm with Engineering, that the proposed private Storm Drain needs to be covered by the 16' Utility easement as shown herein. Add the correct Reception number for the existing 42.1' Pipeline easement. The portions of the "Porkchop" islands located in the existing street R.O.W. need to be covered by the License Agreement.

Response: Line and curve data will be provided on the final plat that will be submitted with next submittal.

7D. Make sSure all the curve data that is shown has the delta of the curve stated as Degrees, Minutes and Seconds instead of decimal degrees as shown throughout.

Response: Line and curve data will be provided on the final plat that will be submitted with next submittal.