

January 10, 2022

Ms. Aja Tbbs
City of Aurora – Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

RE: Citadel on Colfax Drive Lane A – Site Plan
Application Number: DA-1422-15
Case Numbers: 2017-6017-07
Technical Submittal Comments Response

Dear Ms. Tibbs,

Please find below our responses to the Technical Submission review comments to the Site Plan for the proposed Citadel on Colfax Drive Lane A. To facilitate your review, we have included the original comments (key issues and numbered comments) in italicized font and have provided our responses in bold.

PLANNING DEPARTMENT COMMENTS

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

2A. *Combine the two “# of Shrubs Required” column into one to avoid confusion.*

Response: Completed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. **Fire / Life Safety** (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / PDF Comments in Blue)

3A. *I apologize for missing the fire lane sign in past reviews. Fire lane sign locations are redlined on the plans. Please add required signs and fire lane sign notes to the site plan.*

Response: Fire lane signs added where requested.

4. **Public Works** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

4D. *Min 2% slope or provide concrete pan or underdrain. The slope of the swale on the drainage plan is 2%.*

Response: Revised to 2%.

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

8A. *There are some easement issues and some License Agreement issues. See the 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: We have been working through these items with Grace and Andy. See redlined document for responses to other comments.

6. Traffic (Brianna Medema / bmedema@auroragov.org / 303-739-7336 /Comments in gold)

6B. Repeated comment - This tree placement does not meet criteria in COA STD TE-13.3 (relocate). Min 50', but please also use the 20mph required distance. Regulatory signage needs to be visible for internal drives.

Response: Completed. The minimum 50' clear distance has been used to accommodate the amount of trees.

Thank you in advance for taking the time to review this application. We look forward to working with you towards approval of this development proposal.

Sincerely,
GALLOWAY

Scott Brown
Civil Engineering Project Manager
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