

1. Community Questions.
  - 1a Robert Palmer reached out to Sharon Ward, but has not received a return phone call at the time of resubmittal. Please note the traffic study was prepared by a traffic engineer licensed in the State of Colorado, and was prepared in accordance with industry standards, City of Colorado requirements, and Federal Highway Department recommendations. The traffic study is a "true and honest study" per industry standards. Any assumptions that the traffic study submitted was not prepared per state, federal, local and industry standards in incorrect.
2. Completeness and clarity
  - 2a. The original letter provided by Mesa Ridge Holdings is the letter from the owner. Per Schedule A item 3 of the title commitment included with this submittal, Mesa Ridge Holdings is the fee simple owner of Tract C.
  - 2b. the title font size is increased, and the spelling is corrected.
  - 2c. Note #4 has been deleted.
  - 2d. The zoning labels have been increased.
  - 2e. The unneeded review agencies have been removed.
  - 2f. The plat is included with this submittal.
3. Streets, Pedestrian Connectivity, and Amenities
  - 3e. The cross access is being dedicated on the attached plat.
  - 3f. The plat is included with this submittal.
4. Architectural and Urban Design Issues
  - 4a. The architectural comments have been addressed as shown on the attached plans, and per our teams meeting.
5. Signage Issues
  - 5b. The monument sign height and material have been added.
6. Landscaping Issues
  - 6A. Update the landscape tables per the comments provided. **Response: Updated as requested.**
  - 6B. If there are easements that are being vacated, turn those off. **Response: Updated as requested.**
  - 6C. There appears to a tree along Blackhawk Street without a tree label. **Response: Labeled as requested.**
  - 6D. Label Blackhawk Street. **Response: Labeled as requested.**

Sheet 8

  - 6E. Please identify which trees on the landscape plan are being used to satisfy tree mitigation requirements. Trees provided to meet the landscape code may not be counted toward tree mitigation. At least one tree in one detention pond and two trees in the second detention pond are being used to satisfy landscape requirements, but appear to be also counted toward tree mitigation. Also, trees provided within parking lot islands are required per code and may not be counted toward tree mitigation.  
**Response: Tree mitigation sheet has been updated per forestry comments, and further clarification added for mitigation trees.**
7. Civil Engineering
  - 7a. Noted, the preliminary drainage needs to be approved before the site plan is approved.
  - 7b. The notes have been added.
  - 7c. The maintenance access has been labeled.

- 7d. The text has been increased and the references to Ft. Lupton removed.
- 7e. Noted, a photometric plan for the pedestrian lights is required with the civil plan.
- 8. Traffic Engineering
  - 8a. The pull forward location allows for special orders or door dash deliveries to be brought out to the vehicles without employees having to enter the parking or drive lanes. The location as shown is the best spot for the spaces.
  - 8b. Stripping callouts have been added to the arrow symbols.
  - 8c. Stripping callouts have been added to the arrow symbols.
  - 8d. The wordings changed to signalization.
  - 8e. The traffic study is revised per the attached study.
- 9. Fire/Life Safety
  - 9a. The note has been removed, and the text revised.
  - 9b. The notes have been added.
  - 9c. The knox box, fdc, and fire hydrant labels have been added.
  - 9d. The fire riser room is shown.
  - 9e. The parking signed is shown.
  - 9f. The typo is corrected.
  - 9g. The fire service line callout is added.
  - 9h. The fire hydrant callouts are added.
  - Pi. Handicap has been replaced with Accessible throughout the drawing.
  - 9j. The knox box, FDC, and fire riser room are called out.
  - 9k. Handicap has been replaced with Accessible throughout the drawing.
- 10. Real Property
  - 10a. The license agreements are being prepared by ESC and will be submitted shortly.
  - 10b. The notes have been added.
  - 10c. No portions of the existing or proposed building is encroaching into the existing or proposed easements.
  - 10d. License agreements will be submitted shortly.
  - 10e. The bearing and distances have been added.
  - 10f. The lot and block information have been added.
  - 10g. The vacation documents are included with this submittal.
  - 10h. The delineation line is shown.
  - 10i. The bearing and distances have been added.
- 11. Aurora Water
  - 11.a The maintenance access has been added.
  - 11b. Noted, the I&M plans will be submitted with the civil set.
  - 11c. Proposed has been added.
  - 11d. The easement dimensions have been added.
  - 11e. The single roof drain location has been added.
  - 11f. The easement labels have been added.
  - 11g. The maintenance access is included within the drainage easement.
  - 11h. All easements have been added to the landscape plan.

12. Forestry (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)  
Sheet 8

12A. Update tree mitigation chart, please use the table below for accurate figures.

13. **Response: Tree mitigation sheet has been updated per comments, and further clarification added for mitigation trees. 30" of mitigation trees are now being proposed.**

14. The landscape plan only shows 12" of mitigation to be planted back on site, but the comment in within the tree mitigation table states 42". Only 29" will be required to be planted on site to achieve mitigation. Please show a symbol indicating trees that are specific to tree mitigation. Tree mitigation is always above and beyond the Landscape Code requirements. The caliper inches that will be lost are 78", but only 29" would be required for planting back onto the site. The mitigation value is \$3,800.00.

13. RTD

13a. The 40' bus pad is shown on sheet 3.

13b. The grading of the bus pad is shown on sheet 4 maintaining 2% maximum perpendicular to the flowline.

14.c The bus bench is located behind the walk.

13d. The light is shown in the center of the boarding area.

13e. 110' is shown.