

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
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2/16/2021

City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012
Attn: Deborah Bickmire

Re: 14200 E. Moncrieff Place – Redevelopment Plan and Replat
Response to Comments dated 01/27/2021.

Dear Deborah,

Enclosed you will find our resubmittal of the Redevelopment Plan and Replat for the above referenced project. Below you will find our responses to your comments in bold.

Summary of key comments from all departments

- Revise plans to be consistent with the civil plans (Public Works and Traffic).
 - **Response: Plans have been revised to be consistent with the civil plans.**
- Complete the License Agreement process (Real Property).
 - **Response: License Agreement process has started. Grace Gray has confirmed the client already paid and she is currently reviewing the submittal.**

Planning Department Comments

- 1) Completeness of Application.
 - a. Show the location of the access easement as noted.
 - i. **Response: The access easement has been labeled.**

Referral comments from other departments and agencies

- 2) Civil Engineering.
 - a. Per the civil plans:
 - i. Update the accessible ramp at the northwest corner of the Moncrieff/Sable intersection.
 1. **Response: Accessible ramp has been updated per comments on plans.**
 - ii. Include a call-out for handrails by the detention pond.
 1. **Response: A split rail fence has been added per Janet Bender's suggestion.**
 - iii. Reference the photometric requirements.
 1. **Response: Electrical engineer has addressed any comments on the Photometric plans.**
- 3) Traffic Engineering.
 - a. Revise the ramp in the southwest corner of the Moncrieff/Sable intersection to be consistent with the civil plans.
 - i. **Response: The accessible ramp has been updated to match the civil plans.**
- 4) Real Property.

Plat.

 - a. Update the date of the Title Commitment on the Cover Sheet.
 - i. **Response: The date of the Title Commitment has been updated it on the cover sheet.**

Redevelopment Plan

 - b. The gates and fences, as well as the walls in the drainage easement, need to be covered by a License Agreements. Contact Grace Gray to start the License Agreement process. Please note that the redevelopment plan will not be approved until all the items needed are submitted, fully reviewed and ready to record.

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- i. Response: The License Agreement process has started. Grace Gray confirmed payment and mentioned the submittal is under review.**

Should you have any questions or comments, please feel free to contact me at (303) 689-1516.

Sincerely,

Ware Malcomb



Ted Swan, P.E.

Director, Civil Engineering