



Thursday - July 14, 2022

Sent Via: Other: Electronic Submittal

Liz Fuselier, City Planner

**CITY OF AURORA**

15151 East Alameda Parkway, Suite 2300

Aurora, Colorado 80012

RE: **Second Review Response Letter & our Third Submittal**

Application No.: DA-1773-08

Case No.: 2021-3068-00

Greetings Liz:

Thank you for forwarding your Initial Submission Review Comments dated February 7, 2022. Our team has reviewed the comments and worked to revise the plat to accommodate the comments, suggestions, and recommendations provided.

This letter shall serve our Second Submittal Cover Letter and point-by-point Response Letter to your February 7<sup>th</sup> Second Submission Review Comments (your team's comments are provided in black, serif font; our responses are provided in blue, serif font proceeded with "**RESPONSE:**" for ease of review).

## **COMMENTS**

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### 1. Community Questions, Comments and Concerns

- 1A. Storm drainage fees are due. Please contact Aurora Water (Diana Porter) to pay this fee if not already done so.

**RESPONSE:** Acknowledged, fees have been paid – Transaction No. 180680140.

### 2. Aurora Water

- 2A. Storm Drain Development Fees due  $0.5666/\text{acres} \times \$1,242.00/\text{acre} = \$703.72$

**RESPONSE:** Acknowledged, fees have been paid – Transaction No. 180680140.

- 2B. Please note- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

**RESPONSE:** Noted, thank you.

- 2C. Aurora Water-Approved (Cliff Stephens).

**RESPONSE:** Thank you.

### 3. Real Property

- 3A. On the plat change "and" to "or" and submit the owner signed mylars to the Planning department. Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics. See grammatical changes to site plan notes.

**RESPONSE:** Acknowledged, the affected note has been updated. Not sure what grammatical changes to site plan notes you are referring to as there is no site plan at this point.

- 3B. Please contact Andy Niquette to complete the easement process and for any additional comments/changes needed prior to finalizing the plat document.

**RESPONSE:** We have coordinated with Andy and provided him the Public Service Company Easement release documents. No other easements will be needed separately from the plat.

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**14190 East Evans Avenue**

**Aurora, Colorado 80014-1431**

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Also note that a 281 square foot portion of adjoining Tract "A" has been added to the plat boundary. I have included updated title work covering this area as well as a updated Mapcheck report for the updated plat boundary. Please let me know if this addition will trigger more entitlement work or amendments with the city.

We trust you and your team will find the revised documents and the responses provided above acceptable and look forward to receiving your approval. If, during your review, you have questions or wish to discuss the information provided above in greater detail, please feel free to contact me (my email, and office phone contact information is provided below). Thanks – and have a **FANTASTIC** day!!

Sincerely,

**ENGINEERING SERVICE COMPANY**

A handwritten signature in blue ink, appearing to read "John D. Perry", is written over a horizontal line.

**John D. Perry**

Manager: CAD and Design Technology

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