

Subject	No,	Author	Comments	RESPONSE DISCIPLINE	Response
1. Community Comments	1A		No additional comments were received.		none required
2. Landscape Design Issues	2A	KELLY BISH 303.739.7189	Sheet 5 of 11 Landscape Notes Provide a hydrozone plan i.e. a plan that indicates the high, low and no water use landscape areas. Include a table that list the areas as high, low and no water use, the square footages of each and those areas represented as a percentage.	LANDSCAPE	As discussed with Kelly Bish, a HydroZone Chart was required. Please see sheet 5.
	2B	KELLY BISH	Sheet 6 of 11 Landscape Plan <ul style="list-style-type: none">• Add the designated hatch to one of the two legends on this sheet.• These hatches are too similar. Consider using just a light gray solid hatch for whichever of the two hatches is the least amount of area on the plan.	LANDSCAPE	All hatches have been revised and added to the Groundcover Legend. Please see sheet 6.
3. Addressing	3A	Phil Turner	[Repeat Comment] Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: (1) Parcels; (2) Street lines; and (3) Building footprints (If available).	CIVIL	Provided with this submittal
	3B	Phil Turner	Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: http://tinyurl.com/AuroraCAD or by contacting CADGIS@auroragov.org	CIVIL	Noted
4. Civil Engineering	4A	Kristin Tanabe 303.739.7431	Access easement required for pond maintenance access Site Plan	CIVIL	Access easment and path added to plan
	4B	Kristin Tanabe	The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.	CIVIL	Noted
	4C	Kristin Tanabe	Trees are not permitted in the utility easement.	CIVIL ARCH	Utility easements converted from continuous to pocket easements with trees located between and outside of pocket easements.
	4C	Kristin Tanabe	On Sheet 4, note 2% minimum, typ.	CIVIL	Minimum 2% provided/labeled. Roof drainge piping system also proposed.
	4D	Kristin Tanabe	A maximum side slope for detention ponds is 4:1.	CIVIL	Sloped revised
	4E	Kristin Tanabe	Indicate emergency overflow direction for pond and all sump inlets.	CIVIL	Primary and auxiliary spillways have been labeled
	4F	Kristin Tanabe	On Sheet 11, add a note stating that lights are private and will be maintained by the HOA or the metro district in perpetuity.	CIVIL	Noted added to Sheet 11
5. Parks Department	5A	Michelle Turner 303.739.7437	Land dedication requirements and park development fees have been updated on the basis that this is senior-only housing. Land Dedication Requirements As shown, the 14-single family attached units within an infill site will generate the following Cash-in-lieu payment to be collected at the time of final plat: <i>\$4,581.00</i> . Park Development Fees <i>Park development fees will be collected at time of building permit issuance. For single family units, the per unit fee for 2020 is <i>\$1,146.81</i>.</i>	ARCH OWNER	Fees will be paid at the indicated times
6. Real Property	6A	Maurice Brooks 303.739.7294	See the red line comments on the Plat and Site Plan.	CIVIL-PLAT ARCH	Plat comments addressed
	6B	Maurice Brooks	Add mortgage holder’s statement and signature block on the plat	CIVIL-PLAT	Added
	6C	Maurice Brooks	Contact Andy Niquette for the offsite easement dedications and releases.	CIVIL	Noted

	6D	Maurice Brooks	Contact Grace Gray for the License Agreement procedures.	CIVIL	Noted
	6E	Maurice Brooks	Provide an updated title commitment	ARCH OWNER	Will update prior to final plat recording
7. Aurora Water	7A	Daniel Pershing 303-739-7646	Water meters need to be located in a utility easement.	CIVIL	Pocket easements have been provided
	7B	Daniel Pershing	The portion of the storm at the entry drive is to remain public. Only the lateral is to be private. Please revise.	CIVIL	Revised per understood comments. Please confirm.
8. Traffic	8A	Brianna Medema 303-739-7336	No additional comments.		
9. Forestry	9A	Rebecca Lamphear 303.739.7139	Applicant has decided to pay tree mitigation value in the amount of \$4,070.00. Payment must be received prior to Aurora Forestry final approval.	LANDSCAPE	Acknowledged.
10. Life Safety	10A	Ted Caviness 303.739.7628	See comment regarding fire lane signs.	ARCH	fire lane signs revised to indicate directionality
	10B	Ted Caviness	See comment regarding mail kiosk.	ARCH	mail kiosk added to project
	10C	Ted Caviness	Provide the location and detail of the mail kiosk for the project.	ARCH	mail kisok indicated on plan adjacent to the relocated gazebo structure at the west end of the site
11. Xcel	11A	Donna George 303-571-3306	Please see the attached letter <i>(dated April 9, 2020)</i> . <i>Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral documentation for V-Esprit at Shalom Park Patio Homes, acknowledges the requested 8-foot utility easements, and still requests that the 5-foot utility easement along the northerly property line is increased to our standard 6- feet wide for natural gas distribution facilities.</i>	CIVIL ARCH	Xcel "OK'd" easements as proposed per email conversation. It was agreed that we will provide an 8 ft utility easement along the southwest,south and southeast property line. The request for a 5 ft utility easement along the northerly property line has been vacated. We are being allowed to use the existing 26-40 ft utility easement that abuts the property line.