

July 27, 2020

Ms. Liz Fuselier, Planner I
Planning and Development Services
Planning Division
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012



Re: Technical Submission #1 Review - **Responses**
Solar Decathlon Blackhawk Project - Rezone, Site Plan and Final Plat
Application Number: **DA-2203-00**
Case Number: **2019-2006; 2019-3053-00; 2019-4019-00**

Dear Ms. Fuselier,

Please find a copy attached of our Site Plan Technical Correction Submission #2 incorporating our responses to the Technical Submission #1 Review comments received on June 25, 2020.

The Solar Decathlon Blackhawk Project revised Site Plan Technical Correction Submission #2 Documents include:

- Technical Review Comments response cover letter/list
- Site Plan sheets 1 of 12 - 12 of 12 including the ALTA land surveys for both lots.
- Subdivision Plat drawing (3 sheet)

Liz, thank you on advance for allowing us to proceed to the next Construction Document step.

Best,

A handwritten signature in blue ink, appearing to read "Christopher Carvell".

Christopher Carvell, AIA
Principal
Christopher Carvell Architects, PC

Attachments:

- Technical Submission #1 Review comment letter dated 06.25.2020 with our responses
- Subdivision Plat Drawings (3 sheets)
- Site Plan Drawings, 1 of 12 - 12 of 12



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

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June 25, 2020

David Ogunsanya
ECLT Blackhawk Commons LLC
Elevation Community Land Trust
1705 17th Street, Suite 200
Denver, CO 80202

Re: Technical Submission Review – Solar Decathlon Blackhawk Project – Rezone, Site Plan and Final Plat
Application Number: **DA-2203-00**
Case Numbers: **2019-2006; 2019-3053-00; 2019-4019-00**

Dear Mr. Ogunsanya:

Thank you for your technical submission. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Please make another submission on or before July 15, 2020.

Your estimated Administrative Decision date is scheduled for July 29, 2020. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Will Kralovec JJK Places 2828 Zuni Street, Suite 116 Denver CO 80201
Meg Allen, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\2203-00tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Addressing (Planning)
- Drainage Easement (Public works)
- Easement and License Dedication (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 1A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

Response: Updated digital (dwg.) addressing file is being provided.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 2A. Previous comment: All drainage easements need to extend to the public ROW, min 12' in width, but can also overlay with the fire, access and utility easement. These easements do not match what is shown on the plat.

Response: Drainage easements have been extended to the public ROW to match with the plat.

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

- 3A. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) to start the License Agreement process.
- 3B. Sheet 4: Add concrete steps to the License Agreement. License Agreement for the colored concrete located in the Fire Lane, Access & Utility easement and the Drainage easement.

Response: The License Agreement will be amended to include physical features located in the drainage easement. The concrete steps will be added to the License Agreement. The colored concrete has been deleted. The concrete plaza will now be natural concrete, no color.