



August 30, 2018

Christopher Johnson
Planning Department
15151 E Alameda Parkway
Suite 2300
Aurora, Colorado 80012

RE: **Second Submittal Review – Park at Canyon Ridge Leasing Office – Minor Amendment**

Case Numbers: **1984-4026-10**

Dear Mr. Johnson,

Thank you for your comments from the Site Development Plan Minor Amendment on August 9, 2018 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the project, we have summarized your comments and our responses below.

SECOND SUBMITTAL REVIEW

Planning Department

1. Completeness and Clarity of the Application

1A. The Landscape Plan that has been provided does not meet City of Aurora standards. Please review detailed comments from Landscaping in the following section and address all comments.

- *Response: The Landscape Plan has been revised to meet the City of Aurora standards.*

1B. As this application is being processed as a minor amendment, all new documents must be included as an addendum to the existing site plan documents. Please resubmit with the original Cover Sheet and other sheets, and alter this new cover sheet to be Sheet 2.

- *Response: Original PUD sheets have been added to submittal, and amendment sheets have been added after original plans.*

1C. Remove the signature block from the indicated sheet, and fill out this project's information in the indicated locations of the Amendment Block.

- *Response: Signature block has been removed and Amendment information added.*

1D. Remove notes 4, 8, and 11 from the Site Plan Notes.

- *Response: Notes have been removed.*

1E. Please indicate the location of any gates that are to be added as part of this minor amendment. If no gates are proposed, then remove note 1 from the Site Plan Notes. Additionally, please confirm whether the new proposed building will be getting a separate address. If not, then remove note 3.

- *Response: No gates are proposed, the noted has been removed. The new leasing office will have a new address.*

1F. Revise the sheet index to include the original site plan documents.

- *Response: The original PUD plans have been added to the sheet index.*

2. Landscaping Issues (David Barrett / 303-739-7133 / wbarrett@auroragov.org / Comments in bright teal)

2A. The landscape plan as submitted does not meet the City of Aurora standards for a landscape plan. Please refer to the city's Landscape Reference Manual for all required landscape plan elements.

- *Response: The Landscape Plan has been revised to meet the City of Aurora standards.*

2B. Plants must be shown in their intended location on the landscape sheet with callouts indicating the abbreviation of the plant species and the number of plants being planted. Guidelines and examples are provided in the Landscape Reference Manual.

- *Response: The Landscape Plan has been revised to include the proposed plant material specification and locations.*

2C. All landscape plans must include the required plant tables and landscape notes in accordance with the examples found in the Landscape Reference Manual.

- *Response: All required landscape notes and plant tables have been provided.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

3A. Revise the sheet index to include the original site plan documents.

- *Response: The original PUD Plans have been added to the submittal and the sheet index.*

4. Fire / Life Safety (John J. Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

4A. Show and label the Knox Box on all building elevations.

- *Response: Knox Box has been added to the elevations and called out.*

5. Aurora Water (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

5A. Label all indicated water and sewer infrastructure as private.

- *Response: "Private" has been added to all water and sewer infrastructure.*

5B. Show the location of the meter pit and how the service line connects to the main.

- *Response: View port has been modified to include meter pit and connection point.*

6. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

6A. Below is the tree mitigation chart based on the number of trees scheduled to be removed, please include this on the landscape plan. Mitigation for trees removed from the property can be accomplished by planting new trees back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If you will be planting back on to the site, please show a symbol on the landscape plan indicating trees that are specific to tree mitigation. If payment will be made into the Tree Planting Fund, add another column to the mitigation chart indicating the payment amount that will be made. Forestry can assist with the calculation if it is decided to combine both planting and payment into the tree fund.

The caliper inches that will be lost are 37", but only 19" would be required for planting back onto the site. The mitigation value is \$3770.00.

- *Response: The provided tree mitigation chart has been included on the Landscape Plan. The required 19 caliper inches have been replaced using the new trees being planted as shown on the plan.*

We hope the above assists in your review of this project. Should you have any further questions or comments please contact me at 303-228-2300.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Adam Harrison, PE
Project Manager