



Third Technical Submission Review - RESPONSE LETTER

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No additional community questions, comments, nor concerns were received with this review.

2. Completeness and Clarity of the Application

Generally

2A. Ensure all AutoCAD SHX Text items are flattened when creating the PDF. After exporting the PDF from AutoCAD, please make there are no comments on the PDF prior to uploading. Final documents will not be accepted with any of these comments remaining on the plan. There are 5 items still appearing on sheet 5. **ITEMS HAVE BEEN FLATTENED.**

Sheet 4

2B. Correct the sheet number called out on the redlines. There should not be a text box on the PDF.

SHEET NUMBER HAS BEEN UPDATED

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 5

3A. Landscaping issues have been resolved.

4. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

4A. 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 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: **CAD .DWG FILE WILL BE SUBMITTED ALONGSIDE FINAL SIGNATURE SETS PER CITY CAD DATA STANDARDS**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1

5A. This Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

5B. Comments were provided on 10.25.2021 and no subsequent submittal has been made.

UNDERSTOOD, PRELIMINARY DRAINAGE RPT HAS BEEN RESUBMITTED

Sheet 2

5C. I apologize for the late comment. The ramp needs to be as wide as the sidewalk. Please see the redlines for details.

RAMP LINEWORK HAS BEEN UPDATED

Sheet 3

5D. A minimum slope of 2% is required in all non-paved areas.

5E. Label the slopes. **SLOPES LABELED AND SHOW MIN 2% ON NON-PAVED AREAS**

5F. Advisory note: the maintenance access for the retaining wall will need to be shown on the Civil Plans.

5G. Correct the typo in note 2. **NOTED, TYPO UPDATED**

6. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Sheet 4

6A. Aurora Water issues have been resolved.



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

Sheet 2

- 7A. Cover the portion of the pork chop shown in the redlines with a License Agreement. Contact Grace Gray at ggray@auroragov.org to start this process. Note, the Site Plan will not be approved and building permits will not be issued until the License Agreement is complete. **IN PROGRESS**
- 7B. Work with Andy Niquette (releaseeasements@auroragov.org and dedicationproperty@auroragov.org) to continue working on the easement dedication and release processes for this development. The Site Plan will not be approved and building permits will not be issued until the easement dedication and release documents are completed and ready to record. **IN PROGRESS**