



Planning Division  
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October 23, 2018

Michael Naughton  
Mike Naughton Ford, Inc.  
150 S Havana Street  
Aurora, CO 80012

**Re: Second Submission Review** – Mike Naughton Ford – Site Plan Minor Amendment  
Case Number: **1985-6020-11**

Dear Mr. Naughton:

Thank you for your second submission, which we started to process on Tuesday, October 6, 2018. 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, November 6, 2018.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7209 or at [eobrien@auroragov.org](mailto:eobrien@auroragov.org).

Sincerely,

Elizabeth O'Brien, Planner  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Ryan Seacrist, Infinity Land Consultants, LLC, 8668 Concord Center Dr., Englewood, CO 80112  
Susan Barkman, Neighborhood Liaison  
Gary Sandel, ODA  
Filed: K:\\$MA\1985-6020-11rev2.rtf



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- The drainage letter will not be reviewed in the site plan amendment application. Public works will not approve the site plan amendment until the drainage letter is approved. – Civil Engineering
- The easement release process has not been completed at this time. – Real Property
- See below for comments regarding submission requirements and labeling issues. – Planning

### **PLANNING DEPARTMENT COMMENTS**

Elizabeth O'Brien / [eobrien@auroragov.org](mailto:eobrien@auroragov.org) / (303) 739 – 7209 / See comments in teal

#### **1. Completeness and Clarity of the Application**

1A. Please submit a PDF of a materials board as a separate file from the Site Plan, as well as a physical materials board for review.

#### **2. Easements**

2A. Continue to work with Real Property to complete the easement release process.

#### **3. Site Plan Technical Details**

##### Cover Sheet

- Has the index changed? If so, please show how within the redline bubble.
- Where are the signatures associated with the original cover sheet? This should have the signatures from the original site plan approval and recording.
- What was the original date of processing for this site plan? Please change to show original date for the cover sheet. Amendments will be dated above.

##### Sheet 4

- "re-stripe"

##### Sheet 7

- Please check the elevations to ensure proper labeling. I do not see 'WND 2' used on any of the elevations.

##### Sheet 8

- Please check the elevations to ensure proper labeling. I do not see 'WND 2' used on any of the elevations.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **5. Building Department and Life Safety**

Life Safety (Ted Caviness / (303) 739-7628 / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) )

No additional comments at this time.

#### **6. Civil Engineering**

Kristen Tanabe/ [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)/ 303-739-7306 / see comments in green

##### Site Plan Comments

##### Sheet 1

- Please contact the Engineer on Duty at 303-739-7335 to create a civil folder for the drainage letter. Review fees will apply. The drainage letter will not be reviewed in the site plan amendment application. Public works will not approve the site plan amendment until the drainage letter is approved.



Sheet 5

- Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas.

## **7. Real Property**

Maurice Brooks/ [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / (303) 739-7294 / comments in pink

Darren Akrie/ [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / (303) 739-7331 / comments in pink

- The easement release has not been completed at this time, please continue to work with Andy Niquette to complete the easement in order to move forward with your site plan approval.

## **Site Plan Comments**

Sheet 2

- Please distinguish as to what portion of fire lane shall be released so that this is clear and easily determined.

## **8. Forestry**

Jacque Chomiak / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / 303-739-7178 / comments in purple

The tree mitigation chart from page 29 of the Landscape Manual should be used – and should replace the chart shown. The dollar value owed since not all of the inches were replaced on site, is \$1796.00. The amount showed on the chart for payment is more than what is required. Please update this on the plan.

## **9. Traffic Engineering**

Brianna Medema / 303 - 739- 7336/ [bmedema@auroragov.org](mailto:bmedema@auroragov.org)

No additional comments at this time.