



October 31, 2018

*Elizabeth O'Brien
Planner
City of Aurora, Planning Department
15151 E. Alameda Parkway
Aurora, CO 80012*

**RE: 3rd Resubmission – Mike Naughton Ford, Site Plan Minor Amendment
Case Numbers: 1985-6020-11**

Ms. O'Brien:

Thank you for taking the time to review the project documents for the above project. We have addressed your comments as follows:

PLANNING DEPARTMENT COMMENTS

Elizabeth O'Brien / 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.

RESPONSE: Materials were submitted October 24th.

2. Easements

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

RESPONSE: Noted.

3. Site Plan Technical Comments

Cover Sheet

- Has the index changed? If so, please show how within the redline bubble.*

RESPONSE: The index has been marked to show changes in sheet numbers only. It is not marked to show which sheets have changes.

- Where are the signatures associated with the original cover sheet? This should have the signatures from the original site plan approval and recording.*

RESPONSE: Original signatures have been included.

- 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.*

RESPONSE: Original date has been included.



Sheet 4

- “re-stripe”
RESPONSE: Revised.

Sheet 7

- Please check the elevations to ensure proper labeling. I do not see ‘WND 2’ used on any of the elevations.
RESPONSE: Revised.

Sheet 8

- Please check the elevations to ensure proper labeling. I do not see ‘WND 2’ used on any of the elevations.
RESPONSE: Revised.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Building Department and Life Safety

Life Safety (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / See comments in blue

No additional comments at this time.

6. Civil Engineering

Kristen Tanabe / ktanabe@auroragov.org / 303-739-7306 / See comments in green

Site Plan Comments

Sheet 1

- Please contact the Engineer on Duty at 303-739-7306 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 approved.
RESPONSE: Drainage Letter and CD’s have been uploaded for the first submission.

Sheet 5

- Min. slope away from the building is 5% for 10’ for landscape area, min. 2% for impervious areas.
RESPONSE: Noted. Slopes in plaza area are enough to drain, but also < 2% for ADA.

7. Real Property

Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / Comments in pink

Darren Akrie / dakrie@auroragove.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.
RESPONSE: Noted.



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.

RESPONSE: Area has been hatched to show what is being released.

8. Forestry

Jacque Chomiak / jchomiak@auroragov.org / 303-739-7178

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 \$1,796.00. The amount showed on the chart for payment is more than what is required. Please update this on the plan.

RESPONSE: Chart has been updated.

9. Civil and Traffic Engineering

Brianna Medema / 303-739-7336 / bmedema@auroragov.org / See comments in yellow

No additional comments at this time.

We appreciate the time and effort taken by yourself and other members of the staff in the review of these documents. We believe we have addressed all of the concerns that were raised and we look forward to continuing through the approval process. If you or any other staff members have any comments or need further clarification on any of the issues raised, please don't hesitate to contact us at (720) 979-0334.

Sincerely,
Infinity Land Consultants, LLC

Ryan J. Seacrist, P.E.
Senior Project Manager