



November 15, 2024

Rachid Rabbaa, Planner II  
City of Aurora  
Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012

**RE: DA-1903-38**

Dear Mr. Rabbaa,

Thank you for the comments on September 26, 2024, for the above-mentioned project. To address your comments concisely and simplify your review of the Site Plan and Replat Amendment, we have summarized your comments and our responses below.

## **COMMENT RESPONSE LETTER: TECHNICAL SUBMISSION REVIEW**

### **CITY OF AURORA**

**Planner II: Rachid Rabbaa / 303-739-7541 / [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org)**

### **PLANNING DEPARTMENT COMMENTS**

#### **1. COMPLETENESS AND CLARITY OF THE APPLICATION**

1A. No comments.

- *Response: Acknowledged.*

#### **2. STREETS AND PEDESTRIAN COMMENTS**

2A. No comments.

- *Response: Acknowledged.*

#### **3. PARKING COMMENTS**

3A. No comments.

- *Response: Acknowledged.*

#### **4. ARCHITECTURAL AND URBAN DESIGN COMMENTS**

4A. No comments.

- *Response: Acknowledged.*

#### **5. LANDSCAPING ISSUES**

**Kelly Bish / 303-739-7189 / [kbish@cgasolutions.com](mailto:kbish@cgasolutions.com) / Comments in bright teal**

5A. No comments.

- *Response: Acknowledged.*

#### **6. ADDRESSING**

**Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org)**

6A. No comments.

- *Response: Acknowledged.*

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****7. CIVIL ENGINEERING****Moustapha Agrignan / 303-739-7306 / magrigna@auroragov.org / Comments in green****Site Plan 1-47**

7A. Provide a mountable curb along the fire lane easement, TYP.

- *Response: Callout has been added.*

**8. AURORA WATER****Jennifer Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red****Site Plan 26-68**

8A. Typical comment: If this is a sanitary sewer (end of comment)

- *Response: After discussion with staff, sanitary sewer line to remain as is and will be included within a license agreement as part of the civil plans.*

8B. If the sanitary sewer contained within this easement is only serving this building, it should be private and does not need a sewer easement.

- *Response: After discussion with staff, the sanitary sewer line is to remain as is and will be included within a license agreement as part of the civil plans.*

**9. LAND DEVELOPMENT SERVICES****Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta**

9A. Plat – (Advisoruy Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) (Advisoruy Comment) Be advised-sometimes the margins or scale factor may not match the County of City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be send back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submissions of the plat for electronic recording.

- *Response: Acknowledged. The checklist will be reviewed for conformance.*

9B. Resubdivision of Lots 1, 2 and 3, Porteos Subdivision Filing No. 6 (second line)

- *Response: Based on previous discussions with staff, this is to be Filing No. 9.*

9C. Add the dedication language-per Checklist.

- *Response: Dedication language has been added.*

9D. Update this to 30 days of the plat recording date.

- *Response: This will be updated with the final submittal.*

9E. Replace this Vicinity Map with a line drawing of the streets and site area.

- *Response: Map has been updated.*

9F. Show the street names within ½ mile of the site.

- *Response: Street names have been added.*

9G. Send in a Statement of Authority for these owners/signatories.

- *Response: Statement of Authority will be provided with the final plat submittal.*
- 9H. The easement release process has not been submitted yet and will need to be ready to record at the time of the Plat recording.
  - *Response: Based on discussions with staff, the easement release will be by a single map.*
- 9I. Show the opposite side of the R.O.W. (typ.)
  - *Response: Opposite side of ROW has been shown.*
- 9J. No distance over 1400' along a subdivision line (typ.)
  - *Response: Additional monuments have been added.*
- 9K. Advisory: dedicate the Temp easement privately by separate document – send us a copy of the recorded easement for our records.
  - *Response: Easement will be dedicated by separate document and the City will be provided a copy once recorded.*
- 9L/M. Advisory: add the legend of the symbols used on the plat.
  - *Response: Legend has been added.*
- 9N. Northeast ¼ of Section 9, T3S, R65W, 6<sup>th</sup> P.M.
  - *Response: Note has been updated.*

## 10. LAND DEVELOPMENT SERVICES

**Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta**

10A. No Comments.

- *Response: Acknowledged.*

We appreciate your review and approval of these plans. Please contact me at 303-974-3625 or [brad.cooney@kimley-horn.com](mailto:brad.cooney@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brad Cooney, P.E.  
Project Manager