



September 5, 2024

Planning & Development Services
City of Aurora
15151 E Alameda Pkwy #2300
Aurora, CO 80012

Response to Rev 3 Redlines **(Responses in teal)**

1B. There were no community comments received on this review cycle. A neighborhood meeting will not be required at this time.

Response: We acknowledge no comments received.

2A. There were no more completeness or clarity comments on this review.

Response: We acknowledge no comments received.

3A. There were no zoning or land use comments on this review.

Response: We acknowledge no comments received.

4A. There were no more Streets or Pedestrian issues identified on this review.

Response: We acknowledge no comments received.

5A. There were no more Parking comments on this review.

Response: We acknowledge no comments received.

6A. There were no more Architectural or Urban Design Issues on this review.

Response: We acknowledge no comments received.

7A. There were no more Signage comments on this review.

Response: We acknowledge no comments received.



8A. Shift the shrubs so that they are not so close to the water meter. Aurora Water prefers that vegetation is kept well out of their easements and that vegetation does not impede access or future maintenance.

Response:

A different shrub species was selected and shifted so that the shrubs are not close to the water meter.

8B. Provide at least two different species of shrubs per the UDO. Curbside landscapes should have a variety of plants varying in height, color and texture.

Response:

Different (additional) shrub species were added to the area, providing additional variety in height, color and texture.

8C. Add two more shrubs to the E. Quincy Avenue buffer to be in compliance.

Response:

Two shrubs were added to the E. Quincy Avenue buffer.

9A. The north ramp across the private drive should be labeled "52".

Response: Revised as requested.

10A. There were no more Traffic Engineering comments on this review.

Response: We acknowledge no comments received.

11A. There were no more Fire/Life Safety comments on this review.

Response: We acknowledge no comments received.

12A. ADVISORY: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.

Response: We received notification on August 30th that the preliminary drainage report had been approved.

12B. Please remove the extra line at the proposed sanitary underground junction on the north end of the site.

Response: Removed extra line as requested.



12C. Since there are call-outs for the water (49) and sanitary lines (34, 48), one is also needed for the storm line.

Response: Provided storm sewer line call out as requested.

13A. There were no more Land Development comments on this review.

Response: We acknowledge no further comments were made



13C. Advisory note: Please ensure pocket easement in the southwest property corner is the correct size based on meter size

Response:

13D. What is this dot near the parking stalls? Is it a clean out?

Response:

13E. Please don't have clean outs in ROW. The tap also needs to be a saddle-tee

Response:

13F. The sewer service line needs to connect perpendicular to the sewer main

Response:

13G. With the clean outs being in the drive through, we require concrete supporting the tops

Response:

13H. Please label if it's a storm manhole or a specialty inlet i.e. nyloplast, etc.

Response:

14A. Title block needs to be re-labeled to "A Resubdivision of Lot 6, East Quincy Highlands Subdivision Filing No. 9"

Response:

14B. Property line needs to be a heavy, solid/continuous line.

Response:



15A. There were no more comments from Xcel Energy on this review.

Response: