



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217

AuroraGov.org

November 25, 2024

Alicia Khine
EVC WDG Aurora One, LLC
3501 SW Fairlawn Rd, Ste 200
Topeka, KS 66614

Re: Third Submission Review: Eagle Ridge Subdivision Filing No. 2 - Replat
Application Number: DA-2338-05
Case Numbers: 2024-3032-00

Dear Alicia Khine:

Thank you for your third submission, which we started to process on Thursday, November 7, 2024. We have reviewed your plans 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 additional corrections are needed, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, December 27, 2024. Staff is still waiting on DA-2338-03 resubmittal (Eagle Ridge Master Plan Amendment). The Plat application, and associated McDonald's Site Plan will be held up at recordation until the Master Plan Amendment is complete.

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 let me know. I may be reached at 303.729.7359 or amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner II
City of Aurora Planning Department

cc: Mike Beach - Ridgetop Engineering & Consulting 541 E Garden Drive, Unit N Windsor, CO 80550
Ariana Muca, Case Manager
Brit Vigil, ODA
Filed: K:\SDA\DA-2338-05rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the notes throughout the plat (Land Development Services).
- Eliminate all AutoCAD SHX Text.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No comments received during first and second review.

2. Completeness and Clarity of the Application

- 2A. Eliminate all AutoCAD SHX Text.
- 2B. Staff is still waiting on DA-2338-03 resubmittal (Eagle Ridge Master Plan Amendment). The Plat application, and associated McDonald's Site Plan will be held up at recordation until the Master Plan Amendment is complete.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3.Civil Engineering (Jonathan Phan / 303.326.8273 / jphan@auroragov.org)

3A. No comments.

4.Traffic Engineering (Steven Gomez / 303.739.7336 / segomez@auroragov.org / Comments in amber)

4A. No comments.

5.Utilities (Samantha Bayliff / sbayliff@auroragov.org / Comments in red)

5A. No comments.

6.Fire / Life Safety (Erick Bumpass / 303.739.7627 / ebumpass@auroragov.org / Comments in blue)

6A. No comments.

7.Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

7A. (Advisory 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.) per COA 2024 Subdivision Plat Checklist Item 19.b.

7B. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or 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 sent 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.

Subdivision Plat:

7C. Sheet 1: Vicinity Map – Show and label all public streets within ½ mile of the site exterior.

7D. Sheet 1: Dedication – see redline comments

7E. Sheet 1: Add address phone number of the surveyor see CRS 38-35-106.5.

7F. Sheet 1: City of Aurora Approvals – Match checklist language verbatim.

7G. Sheet 2: Fully describe monuments (cap diameters), Add reception numbers for adjacent lots and ROW dedication.

8.Land Development Services (Grace Gray / ggray@auroragov.org / 303.739.7277 / Comments in magenta)

8A. No further comments.



9.Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

9A. No new comments.