

June 15, 2021

Ms. Aja Tibbs  
City of Aurora – Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, Colorado 80012

RE: Citadel on Colfax Drive Lane A – Site Plan  
Application Number: DA-1422-15  
Case Numbers: 2017-6017-07  
2<sup>nd</sup> Planning Submittal Comments Response

Dear Ms. Tibbs,

Please find below our responses to the 2<sup>nd</sup> planning review comments to the Site Plan for the proposed Citadel on Colfax Drive Lane A. To facilitate your review, we have included the original comments (key issues and numbered comments) in italicized font and have provided our responses in bold.

## PLANNING DEPARTMENT COMMENTS

### 1. **Planning and Development Services** (Aja Tibbs / 303-739-7227 / [atibbs@auroragov.org](mailto:atibbs@auroragov.org))

*1A. It appears that the fee payment due at second submittal has not been paid. This must be paid before proceeding to and administrative decision. Please contact me if you have any questions or concerns.*

**Response: Application fees have now been paid.**

### 2. **Landscape Design Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

*2A. Update the landscape table provided to reflect the actual requirements for curbside landscaping and not street frontage buffers. See redlines for specific corrections.*

**Response: Updated as requested.**

*2B. Remove the notes relative to construction activities. The city does not review construction drawings.*

**Response: The notes have been removed as requested.**

*2C. Update the note regarding maintenance and installation of the landscaping to reflect what has been provided on the Cover Sheet.*

**Response: Updated as requested.**

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 3. **Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / PDF Comments in Blue)



6A. *See comments for 26' fire lane easement.*

**Response: Revised as requested.**

**4. Public Works** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

4A. *Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.*

**Response: Sheets have been flattened for this submittal.**

4B. *The site plan will not be approved by public works until the preliminary drainage letter/report is approved.*

**Response: Noted. The PDL has been submitted for signature review.**

4C. *Street lights are required on this portion of the private drive. Show/label proposed street lights. Include proposed fixture. Street light locations are determined by photometric analysis and not by spacing. Please refer to the draft lighting standards.*

**Response: A street light has been added on the east side of the drive lane. The proposed fixture indicated will match the rest of the development. A note has been added to the plan that locations are conceptual and will be analyzed with photometric analysis with the civil submittal.**

4D. *Pedestrian railing is required when there is 3:1 slope next to a sidewalk*

**Response: The slope has been revised to less than 3:1 so that a railing is no longer needed.**

**5. Real Property** (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

8A. *There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.*

**Response: See responses to individual comments on redline response document.**

**6. Traffic** (Brianna Medema / bmedema@auroragov.org / 303-739-7336 / Comments in gold)

6A. *Extend sidewalk to property line so that in the future if an E/W connection is made there would be no change to this Site Plan.*

**Response: Sidewalk extended as requested.**

6B. *Review this tree placement vs COA STD TE-13.3. Min 50', but please also use the 20mph required distance. Regulatory signage needs to be visible for internal drives.*

**Response: Updated as requested.**

Thank you in advance for taking the time to review this application. We look forward to working with you towards approval of this development proposal.

Sincerely,  
**GALLOWAY**

Scott Brown  
Civil Engineering Project Manager  
ScottBrown@GallowayUS.com