

October 11, 2023

Liz Fuselier
City of Aurora – Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

RE: Potomac East Subdivision Filing No. 5 – Plat
1st Plat Submittal Comments Response

Dear Ms. Fuselier,

Please find below our responses to the 1st planning review comments on the Plat for the proposed Potomac East Subdivision Filing No. 5. To facilitate your review, we have included the original comments in italicized font and provide our responses in bold.

PLANNING DEPARTMENT COMMENTS:

1. Community Questions, Comments and Concerns

1A. See PSCO letter attached.

Response: We are working directly with Xcel on service and easement requirements for this site.

1B. Please turn off all AutoCAD with the next submission.

Response: Revised plat has been flattened so all AutoCAD text should now be removed.

2. Civil Engineering (Julie Bingham)

2A. Fire lane easements are required to have 29-foot inside radii and 52' outside radii per section 4.07.1.01 of the Roadway Manual.

Response: We have coordinated with Fire/Life Safety and determined the existing fire lane easements are sufficient to access Lot 2. Proposed fire lane easements removed from Plat.

3. Traffic Engineering (Steve Gomez)

3A. Approved.

Response: Noted.

4. Fire/Life Safety (Mark Apodaca)

4A. The new fire lane easement must loop/connect back into the existing fire lane easement. See snippet.

Response: We have coordinated with Fire/Life Safety and determined the existing fire lane easements are sufficient to access Lot 2. Proposed fire lane easements removed from Plat.

4B. Add "Fire Lane". See snippet.

Response: "Fire Lane & Utility Easement" changed on labels for 26' easement.

4C. Add "Fire Lane". Remove access.



Response: Fire lane easement removed (see above). Comment no longer applicable.

5. Aurora Water (Casey Ballard)

5A. Sheet 1: This is to be a water easement.

Response: label changed to "Water Easement".

5B. Please ensure any changes made through the associated civil plans (RSN 1732970) are reflected on this plat. This also applies to the conditional use of the coffee shop (RSN 1736541).

Response: Noted. There were no comments that prompted changes on this plat.

6. Land Development Services (Maurice Brooks)

6A. Please contact Land Development Services directly for comments. None were received to date. Do not resubmit until comments/redlines have been acquired and revisions are incorporated into the Plat.

Response: Comments from Land Development Services were included in the redlines we received – see redlined document for responses.

Sincerely,
GALLOWAY

Scott Brown, PE
Civil Project Manager
Email: ScottBrown@GallowayUS.com

cc: