

August 05, 2022

City of Aurora
Debbie Bickmire
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: Initial Submission Review: 32nd Avenue at The Aurora Highlands Infrastructure Site Plan – Site Plan and Plat

Application Number: DA-2062-27

Case Numbers: 2022-6003-00; 2022-3012-00

Dear Ms. Bickmire:

Thank you for taking the time to review the 32nd Avenue at The Aurora Highlands Infrastructure Site Plan. We received comments and valuable feedback on June 28, 2022. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, spollmiller@norris-design.com.

We look forward to making this project a success with the City of Aurora.

Sincerely,
Norris Design



Samantha Pollmiller
Principal

SECOND SUBMISSION REVIEW

Planning Department Comments

1. Community Questions, Comments and Concerns

1A. Add street name and update subsequent sheets.

Response: *The street name (N. Irvington Street) has been added.*

1B. Please show and label future roadways.

Response: *The future roadways have been to the location map.*

1C. Open space needs to be added. This should total Land Area within Property Lines.

Response: *An open space line item has been added to the table accordingly.*

1D. Delete all contractor related notes.

Response: *Contractor related notes have been removed.*

1E. Sheet 3: Remove. Do not show lots in review.

Response: *Lots have been removed.*

1F. Remove EDN and RSN numbers from site plan sheets.

Response: *The EDN and RSN numbers have been removed from the Site Plan sheets, but have been kept on the Grading & Utility sheets per correspondence with COA.*

1G. Confirm if sidewalk easement is required.

Response: *The 10' concrete portion of the 14'-wide trail will be within a sidewalk easement and maintained by the City of Aurora. An easement has been added to the plat to encompass this portion of the sidewalk. The 4' crusher fines portion of the 14'-wide trail and other smaller sidewalk features outside of the sidewalk easement will be maintained by AACMD. A note has been added to the plans accordingly.*

1H. Add a note as to who will be maintaining trail.

Response: *The 10' concrete portion of the 14'-wide trail will be within a sidewalk easement and maintained by the City of Aurora. An easement has been added to the plat to encompass this portion of the sidewalk. The 4' crusher fines portion of the 14'-wide trail and other smaller sidewalk features outside of the sidewalk easement will be maintained by AACMD. A note has been added to the plans accordingly.*

1I. Sheet 5: Provide reception number or clarify if it to dedicated by separate document

Response: *Off-site drainage easements will be recorded by separate document and notes have been added to the plans accordingly. Easements within the site boundary will be recorded with the plat.*

1J. Sheet 9: Dedicated by separate document? Or provide recordation information.

Response: *Off-site drainage easements will be recorded by separate document and notes have been added to the plans accordingly. Easements within the site boundary will be recorded with the plat.*

2. **Landscaping Issues (Deborah Bickmire / 303-739-7261 / dbickmire@auroragov.org / Comments in bright teal)**

2A. Include landscape for the detention pond at The Aurora Highlands Pkwy. intersection. It has not been provided with the Aurora Highlands Pkwy Phase 2 plans.

Response: Landscape is shown with the TAH Parkway Phase 2 and notes have been updated accordingly

2B. Clearly show the boundary for this Site Plan on the Tract Key Map, as well as all Landscape Sheets.

Response: Site plan boundary has been updated to be more clear.

2C. The sum of the area in the Water Use Table should equal the sum of the Site Plan.

Response: Numbers have been updated and checked to match tract areas.

2D. Relocate the references to Site Plan #17 to the appropriate area. Remove all linework and property lines for lots that are not currently in review.

Response: Lots have been removed that are not in current review.

2E. Reference the Site Plan that includes the area of 32nd Avenue that connects to Highlands Creek Parkway.

Response: Reference has been updated.

2F. Confirm there are offsets proposed in the fence plane and identify the offset dimension.

Response: These are offsets and dimensions have been shown.

2G. Remove references to Civil Plans. All details are required within this Site Plan.

Response: Notes have been updated.

2H. See redlines and address all comments and edits.

Response: All redlines and comments have been addressed.

3. **Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)**

3A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

Response: NDPL

Referral Comments from Other Departments and Agencies

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

Site Plan

4A. This site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Noted

4B. The sidewalk easement is only for the portion of the sidewalk that will be maintained by the City. If the district will maintain both the sidewalk and gravel path, an easement is not required, but it must be noted on the plans.

Response: The 10' concrete portion of the 14'-wide trail will be within a sidewalk easement and maintained by the City of Aurora. An easement has been added to the plat to encompass this portion of the sidewalk. The 4' crusher fines portion of the 14'-wide trail and other smaller sidewalk

features outside of the sidewalk easement will be maintained by AACMD. A note has been added to the plans accordingly.

4C. Even temporary swales are required to be a minimum of 2% or provide a concrete pan.

Response: Per comments from COA on the preliminary drainage plans, slopes less than 2% will be permitted for temporary swales for up to 36 months or until adjacent development occurs. A note has been added to the Grading & Utility Plans with the same notes that were added to the Preliminary Drainage Plans with the conditions of this allowance. In addition, a variance request has been included in the PDR.

5. **Traffic Engineering** (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

5A. TIS for this area demonstrated left turn lanes within painted median for all left turns off 32nd Ave. Please include the below "design" for all left turn pockets throughout ISP area.

Response: The below "design" has been incorporated into the site plans.

5B. TIS included striping in this median for left turn lanes, please stripe as indicated.

Response: Turn lanes have been striped accordingly.

5C. Only include one sided crossing of 32nd Ave and increase visibility:

- 1) mark N/S crosswalk per TE-12
- 2) add high visibility ped-xing signage (W11-2 w/ W 16-7P), to include solar push-button RRFB assembly
- 3) eliminate N/S curb ramps on the eastern side of this intersection.

Response: This has been reduced to a single crossing and additional warning and crosswalk striping/signs have been added.

5D. Min 50' storage, 8" white channelizing line.

Response: This has been revised.

5E. Break in yellow for entering traffic.

Response: This has been revised.

5F. 4" double yellow to transition to solid/dashed yellow per typical section.

Response: This has been revised.

5G. These are accesses to loop roads, correct? Will these be one-way or two-way loop roads? Need one-way signage if such.

Response: It is anticipated that these loop roads will be two-way.

6. **Fire / Life Safety** (William Polk / 303-739-7371 / wpolk@auroragov.com / Comments in blue)

6A. Approved

Response: Thank you.

7. **Aurora Water** (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)
Site Plan

7A. Sheet 7: Provide a turn around.

Response: A turn around has been provided.

7B. Sheet 8: Show as a solid line.

Response: The water line has been changed to a solid line.

7C. Show 12" water main as a solid line (and label). Its blending with the contours.

Response: The water line has been changed to a solid line. In addition, the sight triangles have been removed from this plan for clarity (they are shown on the site plan).

7D. Provide a hammer head turn around on the access.

Response: A turn around has been provided.

8. **Parks, Recreation and Open Space Department (PROS) (Michelle Teller / 303-739-7147 / mteller@auroragov.org / comments in mauve)**

8A. Note that where the tract lines are vs the right of way lines, a portion of the trails are meandering into the right of way. It needs to be indicated within the plan set (and possibly with a license if deemed by Real Property) to note the full trail and landscaping is to be privately maintained. Please connect with Deborah Bickmire/303-739-7261 on how to address this.

Response: Notes have been added

9. **Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)**

9A. See redlined comments on Site Plan and Plat.

Response: Aztec – All comments addressed and responses are provided within the redlines.