

December 22, 2022

City of Aurora
Liz Fuselier, Planner I
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: Third Submission Review: 32nd Avenue at The Aurora Highlands Infrastructure Site Plan
Application Number: DA-2062-27
Case Numbers: 2022-6003-00; 2022-3012-00

Dear Ms. Fuselier:

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 October 17th, 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

THIRD SUBMISSION REVIEW

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. No additional comments.

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

2A. Delete RSNs TYP; only include EDN if final and approved.

Response: RSN and EDN have been updated accordingly.

2B. Match the plat and fill in the reception number.

Response: Plat and reception have been updated.

2C. Sheet 14: Show the stop sign and sight triangle. Label and dimension buffer 20' minimum, TYP.

Response: Stop sign and sight triangle have been shown. Buffer has been labeled.

2D. Label and dimension the sidewalk and the tree lawn, TYP.

Response: Sidewalk and tree lawn have been labeled.

2E. The symbol is much lighter than the legend. Adjust so it will reproduce.

Response: Symbol has been darkened to match legend.

2F. Sheet 15: Add major contour labels on all landscape sheets, TYP.

Response: Major contour labels have been added.

2G. Add a street name if available, TYP.

Response: Street name is not available.

2H. Sheet 16: Label and dimension the required buffer. Make sure a minimum 20' is provided.

Response: Buffer has been labeled.

2I. Sheet 17: Do not reference the civil plans. Identify material or add to the legend.

Response: Material has been added to label.

2J. Correct the site plan and plat references.

Response: Site plan and plat references have been updated.

2K. Label and dimension the sidewalk and crusher fines.

Response: Side walk and crusher fines have been labeled

2L. These are two different site plans. List one site plan and include the case number.

Response: Site plan numbers have been updated.

2M. Note all additional redlined comments and modify with the next submission.

Response: Redlined comments have been addressed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

3A. This site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

Response: Noted. The last remaining comment on the PDR is related to incorporating the overlot grading SWMP into the Filing 19 grading/design. The PDR was resubmitted on November 29, 2022.

3B. 2% minimum for landscape areas.

Response: Noted. The section has been revised accordingly.

3C. 2% minimum in non-paved areas.

Response: Noted. The section has been revised accordingly.

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

4A. All comments have been addressed. Save the need for the updated Traffic Impact Study for Filing 21 to determine the need or warrants for WB right turn lane at this intersection (whether it is needed or no). Once traffic volumes have been determined and approved, traffic may approve this ISP.

Response: The Filing 17/21 TIS dated October 17, 2022 indicates that no dedicated right turn lane is required at this intersection. The TIS is included with this submission.

5. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

5A. Approved.

6. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

6A. The outlet structure and discharge pipe are shown differently than on page 11. Correct the outlet and discharge pipe locations. Label the 100yr wsel contour.

Response: Bases have been coordinated.

7. PROS (Michelle Teller / 303-739-7147 / MTeller@auroragov.org / Comments in mauve)

7A. Approved. However, verify the cross slope is under 2%.

Response: Cross slope is under 2%.

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

8A. See the redlined comments on Site Plan and Plat.

Response: Responses are provided on the redlined document.

End of Response to Comments