January 3, 2019

Stephen Rodriguez

Planning Division

Planning and Developmental Services

15151 E. Alameda Parkway, Ste. 2300

Aurora, Colorado 80012

Re: Second GDP Amendment and Site Plan Submittal

Comment/Response to Initial Submission Review – GDP Amendment and Site Plan

Application Number: DA-2141-00

Case Number: 2000-6025-04: 1991-2011-03

Mr. Rodriguez:

This letter is in response to the comments from the Third Submission Review with the Development Review Team, which were dated November 16, 2018, and received December 18, 2018. The following are the City provided comments which have been summarized:

Planning

C1A: Subsequent to the neighborhood meeting held at the Ready Mix facility on October 9, 2018, staff received a letter from the Norfolk Glen Neighborhood Association opposing the proposal.

***R1A: A neighborhood meeting was held on October 9, 2018 at the site. Stephen Rodriguez attended the neighborhood meeting and no action items came out of the meeting. Neighbors were shown photos and plans for the proposed improvement and were pleased to see it was not as big of an operation as they expected.***

C1B: Duane Senn (Laredo Highline Neighborhood Association) We met with the applicant on site for the crushing operation on 10/9/18. While the presentation was well done the photos of crushing operations were inconclusive. It is Ironic that the presentation concentrated on how safe and dust free the operation as, yet the workers were required to masks and protective gear, and the cushion operation was monitored regularly by state and federal agencies. Suffice it to say, without actually seeing a crushing operation the only conclusion we could make was: Our concern about drifting dust and the fact that crushing operations were to be suspended if the wind reach 20 MPH is real and poses a real concern for the adjacent neighbors. Unfortunately we remain opposed to the crushing operation being given a permit from the city.

***R1B: During the neighborhood meeting, the operations team explained that the operation shuts down in high winds and utilizes water to help limit the amount of dust from the facility. The neighbors seemed pleased with steps that were taken to limit dust and didn’t have additional questions or follow up at that time.***

Landscaping

 C2A: This portion of the legend can be cleaned up by simply showing the plant symbols and add to the heading – existing…. “to remain”.

***R2A: Revised as requested.***

C2B: Only include the symbol grayed back in the legend.

***R2B: Revised as requested.***

C2C: Per previous review comment, these existing trees should be shown in a gray color.

***R2C: Revised as requested.***

C2D: Turn off the vertical lines.

***R2D: Revised as requested. The only remaining vertical lines shown (other than contour lines) are for the existing adjacent conc. curb, and the dimension line for the property line buffer area.***

C2E: Please show existing Fire Hydrants on all landscaping plans.

***R2E: Added as requested***

C2F: Mitigation inches do not equal 210, plan is short 14.5” based on mitigation table. Landscape plan and key are very difficult to read.

***R2F: Added 2 additional "M's" to trees that were previously omitted. Also made "M's" more visible with circles around all "M's".***

C2G: Change Caliper Inches removed to 358.

***R2G: Revised as requested.***

Addressing

C3A: No additional comments or issues at this time.

***R3A: No comments.***

City Forester

C4A: Mitigation inches do not equal 210, plan is short 14.5” based on mitigation table. Landscape plan and key are very difficult to read. Change caliper inches removed from 984.5 to 358 within the tree preservation table P.8.

***R4A: Revised as requested.***

Civil Engineering

C5A: See the comment redlines on the site plan regarding pond maintenance access, slope and swale grade.

***R5A: Acknowledged. Responses to these comments are included within the City redline PDF.***

C5B: The site plan will not be approved by public works until the preliminary drainage report is approved.

***R5B: Rich Horstma, COA reviewer, mentioned on 12/21 that the drainage report review is still occurring and the design team is still waiting on comments or approval.***

Traffic Engineering

C6A: Previous comments addressed.

***R6A: No comments.***

Life Safety

C7A: Please show Fire Hydrant symbol.

***R7A: Acknowledged. We have updated the site plan to show this.***

C7B: Please vacate this Fire Lane as it is not needed.

***R7B: This fire lane was vacated with a previous document. The label has been updated to not include “Fire Lane”.***

C7C: Please relabel the Accessible route to office, “Accessible Route”.

***R7C: We have updated the label.***

C7D: Please relabel the “Van Accessible Access Aisle”.

***R7D: We have updated the label.***

Parks Department

*C8A*: No further comments.

***R8A: No comments.***

Real Property

C9A: See the changes on the CSP. There are several existing easements that need labels. Begin the easement dedication process with Andy Niquette. The proposed easements will need to be completed prior to the Site Plan Approval from Real Property Services.

***R9A: Existing easement labels have been updated and the easement dedication exhibits have been started.***

Aurora Water

C10A: See comments on the CSP regarding pocket easements and meters a maintenance access to extend to outlet structure.

***R10A: Pocket easement around meter has been updated with proposed water location and access to outlet structure has been updated.***

Xcel Energy

C11A: PSCo Right of Way & Permits Referral Desk has reviewed the second referral documentation for Ready Mix Aurora and acknowledges that a meeting will be coordinated with the appropriate Xcel Energy/ PSCo personnel location of the pond and existing natural gas and electric distribution facilities. If there are any questions with this referral response, please contact me at 303-571-3306 or donna.l.george@xcelenergy.com

***R11A: Acknowledged. A meeting with Xcel will need to be coordinated during the CD phase of the project.***

Please do not hesitate to contact me with any questions.

Sincerely,



Greg Proulx, PE