



05/31/2024

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

Re: **Initial Submission Review: The Aurora Highlands Infrastructure Site Plan Amendment 03**
Case Numbers: **2019-6016-03**

Dear Ms. Bickmire:

Thank you for taking the time to review The Aurora Highlands ISP No 1 - ISP Minor Amendment 03. We received comments and valuable feedback on April 11, 2024. 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

A handwritten signature in black ink, appearing to read "Samantha Pollmiller".

Samantha Pollmiller
Principal



Initial Submittal Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

1A. Please add the names of adjacent approved plans and reference their case numbers. Many have been provided. Please ask if you need help finding any.

Response: Additional site plan case numbers have been added to civil sheets. Especially for approved/dedicated streets.

1B. Add the names of approved/dedicated streets on the site plan sheets. Most are labeled on the landscape plans, but review for consistency.

Response: Names of approved streets have been added to site plan sheets to match what was shown on the landscape plans.

1C. Check the matchline references on Sheet C-12 and show E. 39th Place.

Response: Match line is correct. C-11 match line shown on south side of intersection is the true match line on Sheet C-11. Match line shown on north side of intersection is there because the limits shown on C-11 actually extend north past intersection which is why it is referenced. E 39th Place is now shown on sheet C-12.

1D. Flatten the plans before submitting.

Response: Sheets have been flattened.

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

2A. Add the names and case numbers of adjacent approved site plans.

Response: Adjacent approved site plan names and case numbers have been provided per redline comments.

2B. Add the names of approved/dedicated streets.

Response: Approved/dedicated street names have been provided per redline comments.

2C. Revise the location of the future E. 39th Avenue to align with the existing street on Sheet L-200.

Response: Revision has been made.

2D. There are two L-212 Sheets. Revise one.

Response: This was a mislabel. One of the L-212 sheets has been revised to L-213.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7300 / jbingham@auroragov.org / Comments in green)

3A. Remove the cross pan from the site plan. If a cross pan is appropriate, it will be reviewed and approved with the civil plans.

Response: The crosspans shown have previously been reviewed and are constructed.

3B. Provide an opposing ramp on the other side of the street if a crossing is proposed at the location noted on Sheet C-10.

Response: This comment has not been accommodated. Main Street exists as shown. It will be the responsibility of the adjacent site plan to add ramps as directed by COA.

4. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

4A. Verify the number of access locations to the Highland Green Park Site Plan.

Response: These are correct. They align with the existing school accesses.



4B. Ensure access points on Sheets C-99 through C-24 are consistent with Sheets C-4 and C-5.

Response: Access points have been added to sheets C-9 through C-24 and are consistent with what is shown on sheets C-4 & C-5.

4C. Show sight triangles per COA TE-13 at ALL intersections and verify ALL landscaping and mature plant heights within sight triangles meet COA 4.04.2.10 requirements. Remove/replace as necessary.

Response: Sight triangles are shown for streets originally included in the ISP, plant heights within those sight triangles were addressed with the original ISP process to meet COA 4.04.2.10 requirements. It is the responsibility of adjacent approved or future site plans to address plant heights within new sight triangles based on new curb cuts and street locations.