



June 25, 2024

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

Re: Fourth 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 January 12, 2023. 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

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. No additional comments.

Response: Noted. Thank you.

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

2A. See Coversheet comments regarding naming and additional redline comments.

Response: The coversheet has been revised per redline comments.

2B. Sheet 3: repeat comment. Site Plans are not all named the same as the sub plat number. Put it in the site plan names.

Response: Site Plan names updated.

2C. Sheet 13: landscape comments:

Review the height of plant material in the sight triangle.

Response: The height of the plant material in the sight triangle has been reviewed and adjusted to meet code.

Make sure all symbols are in the legend.

Response: All symbols have been added.

2D. Sheet 14: where is the stop sign? Typically required behind the crosswalk. Review the landscape in the sight triangle. some plants appear to be too tall.

Response: Stop sign is under the easement linework. Label has been added to help identify the location. Plant material has been reviewed and adjusted.

2E. Sheet 15: Buffer is 1 tree/1- shrubs per 40 LF. plant material should be distributed more evenly. No major changes are required because this is a late comment, but for consideration. See additional comments on this sheet.

Response: Thank you for the comment. Additional comments have been addressed.

2F. Sheet 17: Will this be signalized? Should there be signal easements? If not, show a stop sign.

Response: Yes, this intersection has now been signalized. Any easements appear to be off site.

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

Response: Noted. Thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

3A. Approved.

Response: Noted. Thank you.

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

4A. Approved. However, several comments have been provided to the TIS. Please respond with next submission.

Response: Noted, a response to TIS comments is included in the resubmittal.

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

5A. Approved.

Response: Noted. Thank you.

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

6A. Sheet 17: The tree canopy is going to block the maintenance access to the pond. Can this tree be removed or located elsewhere?

Response: Tree has been removed. The street tree requirement is still being met, so it has not been located elsewhere.

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

7A. See the redlined comments on Site Plan and Plat.

Response: Site Plan and Plat have been revised per redlined comments.

7B. Continue working to secure easements by separate documents and include appropriate reception numbers once earlier filings have been recorded. See redline comments on Subdivision Plat and Site Plan.

Response: REC. Nos. have been added where known per redline comments on the Plat and Site Plan. Some off-site easements were recently revised so we need to make those changes and get them ready to send to Andy.