



Planning & Development Services  
City of Aurora  
15151 E Alameda Pkwy #2300  
Aurora, CO 80012

## Response to Rev 2 Redlines (Responses in teal)

1B. There were no community comments received on this review cycle. A neighborhood meeting will not be required at this time.

**Response:** Noted

2A. There is a landscaping adjustment being requested, so the line mentioning the site is confirming to CoA standards should be adjusted or removed.

**Response:** The requested line has been removed.

3A. There were no zoning or land use comments on this review.

**Response:** Noted

4A. There were no more Streets or Pedestrian issues identified on this review.

**Response:** Noted

5A. See the comment from Traffic Engineering regarding parking stall spaces not meeting minimum dimensions.

**Response:** No comments shown concerning this. This item was addressed during the 1st revision.

6A. There were no more Architectural or Urban Design Issues on this review.

**Response:** Noted

7A. There were no more Signage comments on this review.

**Response:** Noted



8A. There are various corrections to the adjustment request language on the first page. See the LOI for the specific corrections.

**Response:** Requested adjustments have been made.

8B. Do not number the sheets one of X. Only number them consecutively one, two, three etc.

**Response:** Sheets have been revised to have only a number as the sheets.

8C. Update the adjustment request per the comments provided on the sheet.

**Response:** Adjustment #2 has been added per comment(s).

8D. Please note the developer is wanting to minimize the landscaping and only provide what is necessary to comply with code. Some extra plant material is required to offset any adjustment requests. Tap fees and irrigation costs in Aurora are expensive and therefore a minimum amount of landscaping should be provided.

**Response:** We have worked with the developer as well the landscape reviewer to coordinate where landscaping can be minimized and has been adjusted.

8E. Perennials cannot be used to satisfy the parking lot island landscape requirements. They may be used as accents only. The applicant does not want to provide extra plant material. Provide only shrubs in the islands.

**Response:** We have made the requested revisions.

8F. Slide the three trees in the curbside landscape along the private drive, or L4 to the north to get them closer to the 50' offset of the stop sign and away from the water meter to the south.

**Response:** The requested adjustments to the three trees in the curbside landscaping have been completed.

8G. Turn the survey information off where identified.

**Response:** We have turned off the survey information where identified.

8H. Update the landscape tables per the comments provided.

**Response:** The tables have been updated per provided comments.



8I. Remove tables where identified.

**Response:** Requested tables have been removed.

8J. Please update the Letter of Introduction to include the second adjustment request. Also update the plant quantities listed as being provided above and beyond code. Technically, only the plant material along the eastern property boundary should be used to offset the adjustment requests as the applicant is wanting to limit the amount of extra landscaping being provided.

**Response:**

8K. Add a second adjustment request to the initial adjustment list for the street trees. Reference this section: Section 146-4.7.5.C. Curbside Landscaping. Conflicts with utilities and utility easements.

**Response:** We have added the requested adjustment to the initial one requested.

8L. Update the sheet notes per the comments provided.

**Response:** Sheet notes have been updated per request.

9A. Call out the proposed curb ramp (TYP.)

**Response:** Curb ramp has been called out as a type 1d as that appears the most applicable to the situation.

9B. Show the dome at the curb ramp (TYP.)

**Response:** Detectable warning panel has been shown.

9C. Minimum grades for asphalt is 1% (2.08.1.06 of the 2023 COA Roadway Manual)

**Response:** The drive for our site is concrete and not asphalt. Minimum grades for concrete is 0.5%.



9D. Minimum grades for landscape or unpaved area is 2% (2.08.1.06 of the 2023 COA Roadway Manual)

**Response:** The sidewalk grades have been updated in this area to adhere to the minimum landscape grades.

9E. Max running slope on an accessible path is 5%.

**Response:** This area is considered a ramp, instead of an accessible path. A detectable warning panel and a note saying "Ramp Down" has been added.

10A. Remove the notes at the bottom right of the cover sheet, they are already provided notes #19 and 20 above.

**Response:** Notes have been removed

10B. DWS needed at the north accessible curb ramp, #11 presumably.

**Response:** Detectable Warning System #11 has now been shown and called out.

11A. Must reference the currently adopted codes: the 2021 IBC in the site data table.

**Response:** Note updated to 2021 IBC

11B. Remove this overlap of the west elevation image that is a duplicate as indicated.

**Response:** Revised to ensure no future overlap is shown.

12A. There were no more Forestry comments on this review.

**Response:** Noted

13A. ADVISORY: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.

**Response:** Noted

13B. Since this water line near the southern end of the property is proposed, it should be the darker line.

**Response:** Revised the layout to have the water line show as bold to reflect it being proposed.



13C. Advisory note: Please ensure pocket easement in the southwest property corner is the correct size based on meter size

**Response:** Pocket easement has been sized per email conversation and phone conversation with Ashley Duncan.

13D. What is this dot near the parking stalls? Is it a clean out?

**Response:** Yes this is a clean out. We have labeled this with a call out to clarity.

13E. Please don't have clean outs in ROW. The tap also needs to be a saddle-tee

**Response:** Cleanout callout has been removed from the ROW as well as not showing a saddle-tee for the connection call out.

13F. The sewer service line needs to connect perpendicular to the sewer main

**Response:** Tap has now been revised to show perpendicular to the sewer main.

13G. With the clean outs being in the drive through, we require concrete supporting the tops

**Response:** The call out note has been added to have concrete supporting tops where applicable and we will handle this during the construction drawing plans. Also to confirm this is a concrete drive and not asphalt just to ensure transparency.

13H. Please label if it's a storm manhole or a specialty inlet i.e. nyloplast, etc.

**Response:** The call out has been modified to call out a Nyloplast junction box.

14A. Title block needs to be re-labeled to "A Resubdivision of Lot 6, East Quincy Highlands Subdivision Filing No. 9"

**Response:** Revised title block to read as requested

14B. Property line needs to be a heavy, solid/continuous line.

**Response:** Revised property line as requested



15A. There were no more comments from Xcel Energy on this review.

**Response:**Noted