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DEVELOPMENT

May 5, 2025

Erik Gates
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

Re: Response to 4th Submission Review - 38th Avenue Extension - Site Plan
Application Number: DA-1127-49
Case Number: 2023-6057-00

Dear Erik,

This letter is in response to the comments received from the City of Aurora dated April 21st, 2025. Please see the original comments made below and our response in **bold** following each line item.

The ISP has been provided and incorporates the noted responses below.

If there are any questions or comments on the contents, please do not hesitate to contact me directly at 720-390-4232.

Sincerely,

HR GREEN DEVELOPMENT, LLC

A handwritten signature in black ink that reads 'Sean Morton'.

Sean Morton, PE
Project Engineer

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS:

- Add a note detailing that the remaining buildout of E 38th Ave from N Odessa St to N Piccadilly Rd will be completed by others. [Planning]
Response: Note Added.
- There is a water line conflict with a tree. A suggested relocation is indicated in the ISP. [Landscaping]
Response: Tree was relocated to indicated spot on the markup.
- Phase 2 must be completed and accepted prior to issuance of C.O. or T.C.O. for Food Bank of the Rockies Project. Add a note stating this. [Civil Engineering]
Response: Note Added.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. There were no community comments or concerns on this review cycle.
Response: Acknowledged.

2. Planning Issues (Comments in teal)

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- 2A. Per the administrative decision conditions of approval, add a note detailing that the remaining buildout of E 38th Ave from N Odessa St to N Piccadilly Rd will be completed by others.
Response: Note added.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

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- 3A. What is the dashed line on the north edge of the curbside landscaping? Can it be turned off?
Response: This is a roadway edge drain per COA Detail S1.19. Roadway edge drain was removed off the landscape plan.

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- 3B. Water line(s) conflict with tree. Perhaps relocate it where indicated on the sheet.
Response: Tree was relocated to indicated spot on the markup.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

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- 4A. Repeat comment from previous review. Please remove this verbiage “CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENGINEERED SHOP DRAWINGS AND STRUCTURAL PERMITS”. Structural calculations must be submitted with 1st review of Civil Plans. See advisory note. Advisory Note: Structural calculations for this proposed retaining wall, per section 4.02.7 of the COA Roadway Design & Construction Specifications, will be required with the 1st review submittal of the Civil Plans.
Response: Verbiage removed. Structural calculations for this wall have been reviewed and approved. Civil Plans were approved on 12/23/2024 EDN224360.
- 4B. Repeat comment from previous review. Please add note that phase 2 must be completed and accepted prior to issuance of C.O. or T.C.O. for Food Bank of the Rockies Project.
Response: Note added.
- 4C. Per previous meeting/discussion, grading should be shown on the plans for how this intersection with E. 36th Drive will work.
Response: Future contours for 36th Drive added with note specifying “by others.” This approach is consistent with the approved Civil Documents.