

October 29, 2021

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

Re: 1st Technical Review: High Point – Hyde Industrial Building No. 1 – Site Plan and Replat
Application Number: DA-2233-01
Case Number(s): 2020-6059-00; 2020-3057-00

Dear Ms. Bickmire:

Thank you for providing the first technical review comments for High Point Hyde Industrial Building No. 1 Site Plan and Replat along with City staff. Valuable feedback was received on October 29, 2021. Please see responses to comments made on the following pages. Please do not hesitate to reach out should you have any questions or concerns by phone, 303-892-1166 or by email, drael@norris-design.com.

Sincerely,
Norris Design



Diana Rael
Principal

First Technical Review

1. Completeness and Clarity of the Application

Site Plan

1A. Revise the Vicinity Map to show only the Phase 1 Site Plan boundary, not all of Filing 2. Show future 60th Avenue and make sure labels are not obscured.

Response: The Vicinity Map has been updated per the comments.

1B. Repeat comment: What is the light fixture in 63rd Avenue (SLI)? Provide a detail in these plans. DO NOT reference Civil plans. They are a part of the requirements of this site plan.

Response: The detail for the light fixture at 63rd Avenue (type SL1) has been expanded. See details 4&5/Sheet 52 for the light fixture cut sheet and pole base detail. The light fixture specification has also been provided to the light fixture schedule, on sheet 52.

2. Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org)

2A. Add more plant material to the south-side building perimeter landscape to meet the requirement.

Response: Per coordination with Chad Giron, the minimum plant requirement is now met.

2B. Show the accessible route on all applicable landscape sheets.

Response: The accessible route is now shown on all applicable landscape sheets.

2C. Add contour labels.

Response: Contour labels at 5' intervals have been added.

2D. Revise and/or edit text per redline comments. Add text mask for overwrites.

Response: Redline comments have been addressed including lightening the utility linework, masking text overwrites, and updating the tree lawn label to 'curbside landscape'.

3. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red)

Site Plan

5A. Show and label the right-of-way limits of 63rd Avenue.

Response: ROW limits are shown and labeled for 63rd Avenue.

5B. Review public vs. private for utilities. Adjust labels. Usually private assets are only after the water meter. Please contact Nina at nkhanzad@auroragov.org to discuss further.

Response: Utilities are have been updated to correctly show public vs. private.

5C. Revise private street label to private road.

Response: Updated as requested.

5D. Show and label all utility easement sizes.

Response: Utility easement sizes are now labeled and shown.

Advisory comment: Water meter fixture unit tables will be required at the time of civil plan review.

Response: Noted.

4. Traffic (Steve Gomez / 303-739-7300 / segomez@auroragov.org / Comments in amber)

Site Plan

4A. Call-out all parking pavement markings, color, and size.

Response: Parking pavement markings are now called out (color, size, etc.).

4B. Label all access locations, i.e. Full Movement, Right-in/Right-out, etc.

Response: Intersections (access locations) are labeled.

4C. Label street and drive lane widths.

Response: Street and drive lane widths are now labeled.

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

5A. Add the full reception number for the Coolidge Street right-of-way dedication.

Response: A note has been added stating that this is per separate document (per discussion with City on 10/29).

5B. Address all notations in the redlines.

Response: Noted. All redlines have been addressed as requested.

Final Plat

5C. Update the Title Commitment to within 120 days of the plat approval date.

Response: An updated title commitment is noted on the cover sheet and is included with this resubmittal.

5D. Provide the State Monument Records for the aliquot corners used in the plat.

Response: State Monument Records are included with this resubmittal.

5E. Provide the Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording.

Response: Certificate of Taxes Due is included with this resubmittal.

5F. Add the full description of stamping on the cap(s).

Response: This has been updated as requested.

5G. Label adjacent subdivisions, lots and blocks, or add "Unplatted."

Response: This has been updated as requested.