



August 21, 2024

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

**Re: Fifth Submission Review: 32<sup>nd</sup> 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 32<sup>nd</sup> Avenue at The Aurora Highlands Infrastructure Site Plan. We received comments and valuable feedback on August 5, 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](mailto: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. The Site Plan acreage and tract areas should be consistent with the legal description and the plat

**Response: Descriptions have been adjusted to match plat.**

1B. Does the crusher fines path need to be included in the sidewalk easement? Verify with Public Works.

**Response: The crusher fines path will be included in the sidewalk easement. Site Plan and Plat have been revised to include sidewalk easement.**

1C. The right-of-way linework should match the Legend.

**Response: Linework in plan view and Legend now match.**

1D. Clarify why there are two versions of "proposed" contours. There should be an existing and proposed condition.

**Response: Tan and orange contours have been removed. Color contours represent the ultimate conditions after completion of this project. Gray contours for 'existing' are used to distinguish the surface prior to any construction projects in the area while the dark contours for EDN 221239 are being used to show how the surface will exist at the start of construction for this project. We are showing both the existing and EDN 221239 contours as grading in this project will tie to each of these at different locations.**

1E. Label all existing and proposed easements.

**Response: All easements are now shown.**

1G. Add assigned street names.

**Response: All easements are now shown.**

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

2A. Adjust sight triangles. Many seem too far back from the intersection.

**Response: Sight triangle locations have been confirmed.**

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 3. Traffic Engineering (Dean Kaiser/ 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

#### Traffic Impact Study

3A. Address comment as to what is being considered as a 2040 build-out.

**Response: Phases 1 & 2 include a total of 995 homes consisting of 425 homes in Phase 1 and 570 homes in Phase 2.**

#### Site Plan

3B. Add/revise turn arrows per redlines.

**Response: Turn arrows revised per redlines.**

3C. Adjust leader line locations.

**Response: Leader lines have been adjusted.**



**4. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

4A. The legal description should match the plat description.

**Response: Legal descriptions have been adjusted to match the Plat.**

4B. Revise the Location Map to remove the area noted.

**Response: Location Map has been removed.**

4C. Show the sidewalk easement consistent with the plat.

**Response: Sidewalk easement is now shown to match the Plat.**

**Plat**

4D. Review the names of easements.

**Response: Previous sidewalk easement at N Irvington St. & E 32nd Ave have been removed.**

4E. Provide the updated Title Commitment dated within 30 calendar days of the plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.

**Response: Comment noted, thank you.**

4F. Provide a 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: Comment noted, thank you.**

4G. Please be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

**Response: Comment noted, thank you.**

4H. Easement dedications are to be submitted to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org), and releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**Response: The off-site easement legal and exhibits were prepared on 5/24/2024 and should have been submitted to the City for review.**