

May 11, 2017

Ms. Sara Ullman
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Initial Submission Review – Southshore at Aurora CSP No. 1 – Minor Amendment

Dear Ms. Ullman,

Enclosed herein is the second submittal for the Southshore CSP No. 1 – Minor Amendment. The 1st submittal review comments that were provided to us on April 19, 2017 have been addressed and are included with this letter.

Please let me know if you have any questions or require any additional information. We look forward to working with the City of Aurora throughout the review and approval process of this project.

Sincerely,
Norris Design



Eva Mather
Principal

Planning Department Comments

1. Completeness and Clarity of the Application

1A. Please revise your CSP as per the comments from Parks and Traffic

Response: Items have been revised.

2. Landscaping Issues

2A. No comments at this time.

Response: Comment noted, thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Parks Department

Chris Ricciardiello / 303-739-7154 / cricciar@auroragov.org

3A. Add a note on the plan sheets that commits the Southshore metro district to “in perpetuity” maintenance of the landscape and irrigation system within the Powhaton medians in question.

Response: Noted added.

3B. Obtain a license agreement through Public Works Real Property Services for metro district maintenance of landscape and irrigation within subject Powhaton medians.

Response: Coordination with Real Property regarding the license agreement is underway.

4. Traffic

Victor Rachel / 303-739-7309 / vrachael@auroragov.org

Show sight triangles per COA STD TE-13.1 – Applies to all driveways and intersections. Any proposed plants in the triangle must comply with City required vertical requirements. Up size/revise plants and necessary. Add note regarding compliance with COA Roadway Specifications, Section 4.04.2.10.

Response: Sight triangles have been adjusted per recommendations.

Sheet L-02

- Example, actual distance should be calculated and shown per AASHTO.
Response: Sight triangles have been adjusted per recommendations.
- Show Sight triangles per COA STD TE-13.1 – Applies to all intersections. Any proposed plants in the sight triangle must comply with City required vertical requirements. Up size/revise plants as necessary.
Response: Sight triangles have been adjusted per recommendations.
- Show sight distance for NB left turning vehicles, to confirm proposed landscaping is not an issue.
Response: Sight triangles have been adjusted per recommendations.

Sheet L-04

- Show sight triangles per COA STD TE-13.1 – Applies to all intersection. Any proposed plants in the sight triangle must comply with City required vertical requirements. Up size/revise plants as necessary.
Response: Sight triangles have been adjusted per recommendations.

Sheet L-07

- Show sight distance for SB left turning vehicles, to confirm proposed landscaping is not an issue.
Response: Sight triangles have been adjusted per recommendations.