



City of Aurora

Engineering Division

44 E. Downer Place • Aurora, Illinois 60507-2067

Phone (630) 256-3200 • Fax (630) 256-3229

M E M O R A N D U M

TO: Planning Commission
FROM: Dan Feltman, New Development Coordinator
SUBJECT: Engineering Staff Comments
DATE: July 28, 2015
CC: Tracey M. Vacek, Planner

The Engineering Division has reviewed the preliminary plan and finds that it is in conformance with all applicable City's codes, Ordinances and acceptable engineering practice with respect to the site's civil engineering.

With The Following Condition(s):

1. Approval is contingent upon final engineering plan and stormwater management plan review.
2. A letter of map change (LOMC) from FEMA is require and will be a contingent for final acceptance and issuance of final certificate of occupancy.
3. After reviewing the site plan with the City traffic engineer, 90 degree roadway bends in residential subdivisions have an increased risk of accidents and tend to have long term issues. Considering the accident risk and the close proximity to the proposed and existing ponds, Engineering recommends that Downer Place be extended straight east to Orchard Road and then the intersection of the proposed Cul-de-Sac and Downer Place be tee intersection.

≈ Please let me know if you have any questions ≈