

Planning Division
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Aurora, Colorado 80012
303.739.7250



July 13, 2021

Ted Laudick
Aurora High Point at DIA Metropolitan District
4100 E Mississippi Avenue, Suite 500
Denver, CO 80246

Re: Third Submission Review: 68th Avenue and Denali Street – Infrastructure Site Plan
Application Number: DA-1746-28
Case Number: 2021-6015-00

Dear Mr. Laudick:

Thank you for your third submission, which we received on June 18, 2021. We reviewed it and attached our comments along with this cover letter. This letter contains comments from all city departments and outside agencies.

The administrative decision date for this application is tentatively scheduled for July 28, 2021. However, staff must receive an update on the correspondence with Western Midstream by July 14, 2021 in order for the administrative decision date to remain on this day. See comments below for details. If this is provided, instructions for the public notice requirements will be sent and those must be completed by July 16, 2021. Following the administrative decision, a technical corrections review will be required to address all outstanding comments outlined in this review letter.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, Senior Planner
City of Aurora
Planning and Development Services Department

cc: James Kennedy, Silverbluff Companies, 18591 E 64th Avenue, Denver, CO 80249
Cesarina Dancy, ODA
Filed: K:\SDA\1746-28rev3.rtf



Third Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. No information was provided regarding your correspondence with Western Midstream as previously requested. Western Midstream provided comments with the first and second reviews with concerns about their 20" HP pipeline just north of this site. Please provide staff with an update on this by tomorrow (July 14th) in order for the administrative decision date to remain on July 28th.

1B. If Item 1A is resolved, staff will send an email with the public notice requirements that must be completed by July 16th for an administrative decision date of July 28th. This includes sending a letter to adjacent property owners and posting a sign near the site. Additional details will be provided in this email.

1C. On the Cover Sheet, add that the requested adjustment as an administrative adjustment and revise how the adjustment is noted. See redline comments for additional details.

1D. Make minor revision to the Letter of Introduction to note that the requested adjustment is administrative.

1E. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your final Infrastructure Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email the .DWG file to your Case Manager before submitting your final mylars.

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

2A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

3. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

3A. Per ECCV, they would recommend a Type 13 inlet where noted on Sheet 3. This will be reviewed in more detail during Civil Plans. The concern is related to proximity to the edge of their water main.

3B. Adjust the light pole to be a minimum of 8' from the edges of the MWRD sanitary bypass.

3C. Access is needed to the manhole called out on Sheet 3.

3D. Who is responsible for ownership and maintenance of the storm facility? Aurora Water has not agreed to maintain any stormceptors. The note regarding public / private storm isn't clear as it sounds like items such as inlets would be public, while laterals, as they exit the public ROW, would be private.

4. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

4A. Revise the note on Sheet 2 per redline comments.

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

5A. Continue working with Andy Niquette on easement dedications. The ISP cannot be recorded until this is complete.

6. Denver International Airport (Jeannette Hilaire / 303-342-2713 / jeannette.hilaire@flydenver.com)

6A. No additional comments.