



Planning Division  
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November 10, 2020

Chad Rabon  
Aerotropolis Area Coordinating Metro District  
7595 Technology Way, Ste 200  
Denver, CO, 80237

**Re: Third Review:** 38<sup>th</sup> Avenue – Infrastructure Site Plan  
Application Number: **DA-2199-00**  
Case Number: **2019-6046-00**

Dear Mr. Rabon:

Thank you for your submission, which we started to process on October 14, 2020. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 27, 2020. The Administration Decision date will be tentative set following the next submittal pending resolution of the outstanding drainage and PROS comments,

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 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Ryan Littleton - HR Green, Inc. 5619 DTC Parkway, Ste 1150 Greenwood Village, CO 80111  
Scott Campbell, Neighborhood Services  
Laura Rickhoff, ODA  
Filed: K:\\$DA\2199-00rev3.rtf



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Verify underlying ownership (Planning)
- Address Preliminary Drainage Report comments (Public Works Engineering)
- Complete easement and right-of-way dedication (Real Property and Planning)
- Provide for underpass in culvert (PROS)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

- 1A. Please review the property records for all of the underlying ownership and ensure the signature blocks and existing ownership map match.
- 1B. Revise the city signature block to the city standard.
- 1C. Remove "In Progress" from all easements to be dedicated by separate document. What is the timing? Coordinate with Real Property to determine if the reception numbers will have to be shown on these plans prior to recording.
- 1D. Please expand the scale to 2 inches and add the scale ratio below.
- 1E. Identify the limits of the phases on Sheets C-7 through C-14.
- 1F. Revise the linework for the right-of-way or add labels to make its location more visible.
- 1G. Add street names to all key maps.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **2. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

- 2A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 2B. Comments from the Preliminary Drainage Report need to be addressed and included in the next submittal.
- 2C. Please provide documentation that the section with the raised median on Sheet C-7 is accepted by adjacent development. Per the PIP, 38<sup>th</sup> Avenue is a painted median.
- 2D. Specify a fixture from the draft lighting standards.
- 2E. Provide a minimum 2% slope or provide underdrain or concrete pan.
- 2F. Label all slopes.  
*Sheets C-9-C-10*
- 2G. Maintenance access is required to the culvert.
- 2H. Maximum slope is 3:1.
- 2I. Label the right-of-way.
- 2J. Is the hatch missing? All other access utilized a hatch.

#### **3. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 3A. Comments are forthcoming and will be sent by separate cover. Please contact Carl Harline directly with questions.

#### **4. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

- 4A. Please make sure the legal description matches the dedicating document exactly.
- 4B. What is the status of the easements and right-of-way to be dedicated by separate document? Have documents been submitted for review? Please contact Andy Niquette at [aniquett@auroragov.org](mailto:aniquett@auroragov.org) to find out what is needed. The Preliminary Plat will not be recorded until the easement and right-of-way documents are ready to record.



**5. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)

*Sheets C-8 and C-10*

5A. The culvert does not accommodate bike/ped connectivity goals. A meeting in the not too distant past revealed that a trail underpass was likely to be provided here, which would satisfy both maintenance access and trail purposes. Can the easternmost box culvert be upsized to 14' x 10' for the trail?

*Sheet C-10*

5B. Wing walls and box culvert extension should be far enough west to physically accommodate future development of the High Plains Trail. Sufficient width and compatible grades west of the tollway must be available for trail purposes without adversely impacting subsurface utilities.

5C. Conceptual alignment of future High Plains Trail to be built by others.

*Sheet C-12*

5D. Because the 16' x 10' box culvert for the First Creek Trail underpass is shown on the western side of the creek, a bridge or lower water crossing upstream will be required for the regional trail to connect to the planned underpass on the opposite side of the creek at Picadilly Road farther south. To avoid having to construct the creek crossing, the 16' x 10' could/should be shifted to the east side of the creek.

**6. Mile High Flood District** ([submittals@udfcd.org](mailto:submittals@udfcd.org))

6A. We appreciate the opportunity to review this proposal and are currently working with the engineering team on this design. We will provide comments to the engineering team on the preliminary drainage report. Please coordinate with the engineering team to ensure any changes made due to those comments are incorporated into the ISP. Please feel free to contact me with any questions or concerns.