



Planning Division  
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June 28, 2023

Geoffery Babbitt  
GB Capital, LLC  
2993 S Peoria St., Suite 105  
Aurora, CO 80014

**Re:     Technical Corrections Review:** Aurora One PA-5 – Infrastructure Site Plan  
**Application Number:**     DA-2241-01  
**Case Number:**             2022-6006-00

Dear Mr. Babbitt:

Thank you for your technical corrections submission, which we received on June 9, 2023. The review letter contains comments from all city departments.

Since many 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 July 20, 2023 to remain on schedule.

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, AICP  
Senior Planner, City of Aurora  
Planning & Development Services Department

cc:       Julie Gamec, THK Associates  
          Brit Vigil, ODA  
          Filed: K:\\$DA\2241-01tech1



## Technical Corrections Review

### **1. Planning Issues** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

- 1A. Change the title of the site plan on all sheets to “Aurora One PA-5 – Infrastructure Site Plan” to match the title on the administrative decision since the scope of the application changed.
- 1B. Remove Note #17 on Sheet 1 as the sidewalk on the east side of Valdai Street south of PA-5 and Frontage Road must be fully built and constructed with this ISP per previous review comments and the approval conditions. Note #18 should be moved to a different sheet (likely Sheet 3) as it is not a standard site plan note.
- 1C. Update the year in the signature block to 2023, or leave blank.
- 1D. Remove the variance from Sheet 1. Variances to the Roadway Manual are reviewed and approved by the city engineer and should not be included on this sheet in the site plan as it is not an adjustment to the UDO.
- 1E. Fix spelling in multiple locations throughout the plan set.
- 1F. As previously noted, future Street A and the multi-use trail are currently required for the development of PA-5 per the PIP. The revised PIP and associated Master Plan Amendment must be submitted before this ISP is recorded.
- 1G. The referenced DAs for Horizon Uptown are incorrect. Please review redline comments and update.
- 1H. Is there another curb line layer turned on by accident on the landscape plan? Please clarify. It looks like there are two curb lines shown on multiple sheets currently.

### **2. Civil Engineering** (Sergio Um / 303-739-7563 / [sum@auroragov.org](mailto:sum@auroragov.org) / Comments in green)

- 2A. Fix the leader that was requested to be updated with the last submittal.
- 2B. Per the comment response letter, "the slope is 5.5% due to constraints around matching existing paving." This may require a variance in the civil plans. Add a leader or note indicating this project will seek a variance for this proposed slope.
- 2C. Curb ramps that were removed due to not having a receiving curb ramp are still being shown in the landscape plans. Keep the plans consistent.
- 2D. Special paving will be private.
- 2E. Ensure there is at least 2' from the edge of the sidewalk until the steep slope begins. Railing may be needed at the sidewalk if 2' cannot be provided. The cross slope on sidewalks shall not exceed 2%.
- 2F. What is the line that is shown on Sheet 13?
- 2G. Label if the bioswale on Sheet 13 is public or private and who will maintain it.
- 2H. An approval letter from the applicant that is under contract is necessary prior to site plan approval. Please upload with the next submittal.
- 2I. Label roadway classification for all streets.
- 2J. The receiving curb ramp at Valdai Street and Stephen D. Hogan Parkway is not lining up with the proposed.

### **3. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in orange)

- 3A. Callout the double yellow center line / median striping.
- 3B. Add crosswalk bars.
- 3C. Remove the requested pedestrian ramp.
- 3D. Add a note to defer the pedestrian ramp at Valdai Street and Stephen D. Hogan Parkway until the intersection is signalized and the receiving pedestrian ramp is provided.
- 3E. Replace the landscaping the exceeds COA 4.04.2.10 requirements for mature plant height.
- 3F. Show sight triangles at all intersections.
- 3G. Show the future road connection on Sheet 19.
- 3H. Move the bench out of sight triangles.
- 3I. There is a 50' minimum distance from stop signs to trees.



**4. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

4A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

4B. The stub on Sheet 9 is labeled but is not shown.

**5. PROS** (Curt Bish / 303-749-7437 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)

5A. On Sheet 8, is the western side of the pond where the park users (and the park operations maintenance crews) are intended to access the multi-purpose turf area? Access paths should be illustrated. Please coordinate with PROS to ensure the design concept, including the slopes on other sides of the pond, are compatible with park use objectives and requirements, either in this ISP or in subsequent civil plans.

5B. If detention pond A is still intended to receive neighborhood park land dedication credit, please note that the 3:1 slopes shown on the north and east sides of the pond do not comply with PROS' topography standards. A 4:1 maximum slope in all areas credited toward park shall be required.

5C. The side slopes of the pond on Sheet 13 are not conducive to the proposed maintenance access.

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

6A. Any portion of the specialty paving in the ROW will need to be covered by a license agreement. Continue this process toward completion.