



Planning Division
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August 21, 2023

Matt Hopper
Aerotropolis Area Coordinating Metro District
8390 E Crescent Pkwy Ste 300
Greenwood Village CO 80111

Re: First Technical Review: 48th Avenue Infrastructure Site Plan No 1 - ISP
Application Number: DA-2062-40
Case Number: 2022-6047-00

Dear Mr. Hopper:

Thank you for your submission. We have reviewed your Site Plan 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.

Another submittal is needed to address all comments. Please revise your plans and resubmit on or before September 15, 2023. Note that 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 and Development Services

cc: Dave Center – Aecom 7595 Technology Way Denver CO 80237
Jacob Cox, ODA
Filed: K:\SDA\2062-40tech1.rtf



First Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

- 1A. The Site Plan cannot be recorded until all property owners provide signatures and/or ARTA acquires the right-of-way by condemnation. Proof of ownership will be required.
- 1B. Revise the list of owners and the signature blocks per the previous comment.
- 1C. Review the phasing notes for accuracy. Revise as needed to reflect ARTA's construction obligations vs. Windler's.
- 1D. Add the Site Plan title to the owner's signature block sheet.
- 1E. Please provide a written response to this comment letter when you resubmit.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Julie Bingham / 303-739-7300 / jbingham@auroragov.org / Comments in green)

- 2A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 2B. Repeat comment: All public street improvements are required to be in the public right-of-way (ROW).
- 2C. A letter of authorization should be provided from the owner of the property identifying that the public improvements are permitted within the private property if the property is not purchased and dedicated as ROW. If one cannot be provided, an interim section would be required for the street.

3. Easements (Andy Niquette / 303-739-7325 / aniquett@auroragov.org)

- 3A. Please clarify what "Utility" easements are to be dedicated. If these are to serve the City with a specific purpose, please submit applications to dedicationproperty@auroragov.org. All easements will need to be executed prior to final approval of the Civil Plans.