

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7217



October 10, 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 September 21, 2023. The review letter contains comments from all city departments.

Since a few important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission at your convenience.

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,

A handwritten signature in blue ink that reads "Sarah Wile".

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

cc: Julie Gamec, THK Associates  
Brit Vigil, ODA  
Filed: K:\SDA\2241-01tech2



## *Technical Corrections Review*

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

1A. Please make the amendment block larger on the cover sheet.

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

2A. Roadway asphalt shall tie into the existing infrastructure or interim infrastructure. Address this in multiple locations.

2B. Provide a curb return and tie into existing infrastructure.

2C. Fix the fire hydrant label on Sheet 9.

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

3A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

3B. Only one stub is shown. Two points will be required for the planning area. Please ensure the second point of connection of this ISP matches what is provided in the Site Plan for PA-5.

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

4A. Provide a note somewhere in this set that identifies that pond within the future park space is to be privately owned and maintained until its designed, dedicated and formally accepted by PROS for future ownership and maintenance. Identify interim maintenance entity on Plan or Plat.

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

5A. Continue the license agreement process (if applicable).