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November 3, 2022

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

**Re: Third Submission Review – Aurora One Phase I – Infrastructure Site Plan (ISP)**  
Application Number: **DA-2241-01**  
Case Number: **2022-6006-00**

Dear Mr. Babbitt:

Thank you for your third submission, which we started to process on October 17, 2022. We have reviewed your plans 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 have not been resolved, another submission will be required prior to the administrative decision. There are some repeat comments and several topics that would benefit from discussion to ensure we are all on the same page. Once you have reviewed the letter, please reach out to me to schedule a comment review meeting so that we can wrap up these issues and move toward a decision.

Please revise your previous work and send us a new submission on or before November 18, 2022. 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 let me know. I may be reached at 303-739-7227 or [atibbs@auroragov.org](mailto:atibbs@auroragov.org).

Sincerely,

Aja Tibbs, Senior Planner  
City of Aurora Planning Department

cc: Julie Gamec, THK Associates, 2953 S. Peoria St., Suite 101, Aurora CO 80014  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\\$DA\2241-01rev3



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Can the location of this proposed 18" RCP be adjusted such that it is outside the tree lawn/curbside landscape? The installation of the pipe in this location precludes the installation of any street trees along this entire stretch of road. (Landscaping)
- Show an enlargement of what represents the areas where the Special Paving is to occur relative to the hatch designated in the legend. Then add to the callouts on the landscape plan sheets to reference Sheet XX for the detail of paving. The response letter indicated that a specialty paving graphic had been added but there does not appear to be one in the plan set. (Landscaping and Planning)
- Defer crosswalk bars and ped ramps in redlined locations. Coordinate the timing of these improvements with signalization. Add notes for the location of planned crossings and revise notes on the cover sheet to clarify. (Traffic and Planning)
- Street Sections must show fire hydrants in the landscape areas between 3'6" minimum and 8' maximum from the back of the face of the curb. Note: No parking is allowed within 15' of a fire hydrant. This would require directional NO-PARKING signs in a 30' area in front of the fire hydrant along adjacent streets. Directional No-Parking signs are required to be included in the sign package of this plan set. (Life Safety)
- Site plan is inconsistent with the master utility study, update plans to be consistent. (Aurora Water)
- Remove planting and proposed improvements for the community park. Note that this will be constructed through a separate submittal with PROS. (PROS)
- Begin the easement dedications and easement vacations. If you want to dedicate the easements on future plats, then leave the notations on the ISP "to be dedicated by a separate document." (Real Property)

### PLANNING DEPARTMENT COMMENTS

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

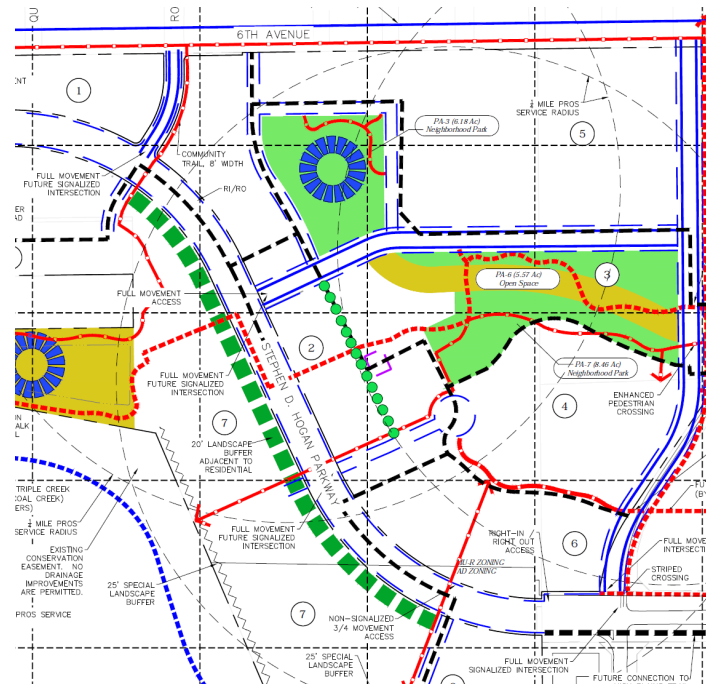
- 1A. Revise the letter of introduction to clarify future phases of construction (phase II label, construction of the park, and future street extensions). Address the timing of construction for bike/ped crossings on Stephen D. Hogan Parkway, and coordinate this information with Public Works. Address the naming of Valdai Street and the Frontage Road. All of these items should be clearly noted on the site plan and explained in more detail in the letter of introduction.
- 1B. Repeat comment: Include a plan set signature block that meets city standards. Please reach out if a copy of the template information is needed.

#### 2. Streets and Pedestrian Issues

- 2A. Call out and label detached walks and widths for both sides of all proposed streets. These should match the street sections provided for each street type on sheet 2. Note if any sidewalks or landscaping will be developed with future adjacent site plan submittals. Address the missing detached walk along the east side of Valdai St.
- 2B. Ensure that all proposed street segments are labeled with a unique street name (such as A, B, C, etc.) Refer to redlines for missing labels. Please clarify the street name of Valdai Street vs. Frontage Road vs. a new name (Crossroads??).
- 2C. Special paving is shown at the intersection of Street B and 2-Lane Collector. The master plan indicates this feature on the future local street planned east of the detention pond. Is this proposed to be an additional feature, or is it meant to relocate the planned paving to this intersection instead? Please clarify.
- 2D. Repeat comment: It looks like a few of the locations identified for special paving on the master plan are not included in the proposed site plan. If the intersection is being constructed, the improvements should include the enhanced paving materials at this time. Landscaping and regular sidewalk should NOT be installed in these areas as that may create confusion when the connecting street is constructed.
- 2E. Provide a detail of the special paving for reference.
- 2F. Repeat comment: Continue to work with staff to clarify the timing of planned bike and pedestrian crossings planned for Stephen D. Hogan Parkway. Thank you for showing the crosswalk alignments and locations. However, it is generally preferred that these are installed along with signalization of the intersection. Please add notes and details to clarify the design and timing. Address the regional multi-use trail crossing of Stephen



D. Hogan Parkway that is shown on the master plan between the proposed collector streets. Will this alignment be shifting with the pond location? Show/address how the regional connectivity and alignment planned in the master plan will be carried out with this and adjacent ISP's. (Snip of the master plan for reference below)



- 2G. Advisory comment: Consider the recently submitted site plan application for PA-4. Does it make sense to show the proposed curb cuts instead of installing landscape and sidewalks in these areas? Confirm with public works on preference.

### **3. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

#### *Sheet CV01*

- 3A. Finish this sentence to include the timing of the landscape installation for the streetscape versus the ponds and park areas.

#### *Sheet SP04*

- 3B. Can the location of this proposed 18" RCP be adjusted such that it is outside the tree lawn/curbside landscape? The installation of the pipe in this location precludes the installation of any street trees along this entire stretch of road.

#### *Sheet L1*

- 3C. There appears to be line work missing for the curbside area along Stephen D. Hogan Parkway.
- 3D. While the utility was darkened in accordance with the last review comment, the line type scale needs to be adjusted as the utility type is no longer visible.
- 3E. Use a different hatch pattern for sod. It resembles the native seed too closely.
- 3F. Show an enlargement of what represents the areas where the Specialty Paving is to occur relative to the hatch designated in the legend. Then add to the callouts on the landscape plan sheets to reference Sheet XX for the detail of paving. The response letter indicated that a specialty paving graphic had been added but there does not appear to be one in the plan set.
- 3G. Provide the missing matchline and text.
- 3H. Sidewalk line work is missing.
- 3I. Add street trees where indicated. Bike racks, trash enclosures, benches, etc. should not displace the required street trees.

#### *Sheets L2 & L3*

- 3J. Add the missing street trees.



*Sheets L4 & L5*

- 3K. Add the missing matchline and text information.

*Sheet L6*

- 3L. Add the missing trees.  
3M. Adjust the tree location due to the conflict with the storm inlet.  
3N. Please add note callouts where the Parks Recreation and Open Space Department's responsibility is for future maintenance of the landscaping within the curbside landscape.

*Sheets L7 & L8*

- 3O. Is this storm line and manhole proposed? Can it be adjusted to be outside the curbside or tree lawn? This will conflict with the required street trees. Check with the engineer and determine whether the storm line can be located within the street. Otherwise, can these street trees be planted given their proximity to the utility?

*Sheet L9*

- 3P. Why doesn't the layout of Rome Street match the street cross-section that was provided in the PIP and within this plan?? What are there two sidewalks being provided? That is not what is shown in the approved cross-section.  
3Q. Adjust the layout of the street trees as there appears to be room to have three and potentially four trees in the curbside landscape. Refer to the comment on the plan sheet.

*Sheet L10*

- 3R. Add a tree where indicated.  
3S. Adjust the location of a tree as it conflicts with the storm inlet.

*Sheet L11*

- 3T. Show the 100-Year water surface elevation.  
3U. Label the pond and include it in the table on Sheet L15  
3V. Make sure the scale of this sheet matches the scale of the overall landscape plan sheets. If the scales are different, then the sheets will not align.

*Sheet L12*

- 3W. Show the 100-Year water surface elevation.  
3X. Include the street that is being proposed as part of Aurora One PA 4 along the east side of the detention pond.  
3Y. In accordance with the PIP, this street will be required to be constructed in its entirety from north to south, but the landscaping for the east side of the street adjacent to the pond will be installed with Aurora One PA 4. Please add a note/ call out referencing Aurora One PA 4 Case Number 2241-04  
3Z. What is the ground plane treatment for emergency overflow of the detention pond?  
3AA. The asterisk belongs to the trees and not the shrubs. Combine this table and the one on Sheet L15 so that there is only one table.  
3BB. 11 extra trees or 11 x 12 or 132 shrub equivalents provided.  $132 + 84 = 216$ . The shrub count is not being met. 311 is required.  
3CC. Add the specified hatch to the legend.

*Sheet L13*

- 3DD. Show the 100-Year water surface elevation.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

- 4A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.  
4B. Add "up to 36 months" to the overlot grading note on sheet SP01.  
4C. The "proposed 72" public RCP" is identified as private on the drainage plan.  
4D. Per drainage plan comments, add a note that access from the collector road will be allowed until the adjacent site develops. At that time access must be provided from the interior to the site. (Note from planning – please specify/clarify this note applies to pond maintenance access)  
4E. Adjust redlined label on sheet SP09.  
4F. A license agreement is required for "specialty paving" in ROW, typical.

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

Cover and overall map sheets:

- 5A. Replace note 11 on the cover sheet:  
The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development
- 5B. Add a note to the cover sheet:  
The applicant shall provide a 3" conduit for future fiber with pull boxes at a max 750' spacing along all arterial streets. Locate pull boxes at a minimum at proposed conduit ends, and at one corner of each intersection
- 5C. Additional accesses are proposed on Valadi Street that is not proposed/ drawn on the plan.
- 5D. Identify "others" that will be constructing the futures Street C extension.

All Site Plan Sheets

- 5E. Provide base signing/striping, layouts, information/callouts
- 5F. Striping: lane lines, chevrons/median striping, lane arrows, crosswalks, auxiliary lane storage length, taper rate/length.
- 5G. Signs: location, MUTCD code, general sign detail.
- 5H. Defer crosswalks and pedestrian ramps to signalization of each intersection.
- 5I. Address site triangle redlines.
- 5J. Repeat comment: Show how intersection laneage aligns at Stephen D. Hogan Parkway/ 6<sup>th</sup> Parkway and Valdai Street.
- 5K. Apply applicable site plan comments to all landscape sheets.
- 5L. Add sight triangles to all intersections that involve Public ROW.

**6. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

- 6A. Street Sections must show fire hydrants in the landscape areas between 3'6" minimum and 8' maximum from the back of the face of the curb. Note: No parking is allowed within 15' of a fire hydrant. This would require directional NO-PARKING signs in a 30' area in front of the fire hydrant along adjacent streets. Directional No-Parking signs are required to be included in the sign package of this plan set.
- 6B. It appears this project will be phased. If so, a phasing plan is required. The plan must define two points of access and the looped water supply during each phase.
- 6C. Dead-end streets must have a turnaround at the end. Work with Public Works Engineer. (Roadway design manual section 4.04.1.06)

**7. Aurora Water** (Daniel Pershing / 303-739-77646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

- 7A. Sanitary no longer extends northwest along Stephen D Hogan Parkway as previous submittals included. Per the approved MUS, 8" sanitary must extend up to Rome Street.
- 7B. Label water meter size.
- 7C. Please clarify if there are two sanitary stubs for planning area 2.
- 7D. No sanitary sewer near Street C. Per the MUS, 12" pipe is required for this area.
- 7E. Show stubs for PA-4, per the approved MUS.
- 7F. Adjust leaders in redlined locations.
- 7G. Is there a 12" stub for additional POC on Valdai Street (per the MUS). Please clearly label the POC and size of the stub. It is tough to distinguish between the 6" appurtenances and 12" stubs.
- 7H. MUS shows a second water POC within Valdai for looping in PA-5. Please include.
- 7I. Sanitary layer appears to be turned off on sheet SP04. Please show at the next submittal.
- 7J. Our records do not show a stub going east at Valdai Street. Is this intended to be the 12" connection/stub?

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

- 8A. Remove proposed planting and improvements within the curbside landscape area along the frontage of the neighborhood park for this ISP. The treatment of this space will be addressed in the construction drawings to be



- submitted to PROS as part of its independent plans review and approval process.
- 8B. For clarity, remove all linework showing proposed planting and improvements within the park, as that will not be installed as part of this ISP.
- 8C. Adjust this table, if needed, to update the proposed tree count to reflect the removal of the planting in the curbside landscape area along the frontage of the neighborhood park. OR ADD A NOTE TO CLARIFY THAT THE STREET TREE PLANTING REQUIREMENTS SHALL BE SATISFIED ALONG THE IMPACTED STREETS BY (AND INSTALLED) IN ACCORDANCE WITH THE PARK CONSTRUCTION DRAWINGS TO BE APPROVED BY PROS.

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

- 9A. Please check the easements on the ISP. There are some "TE" (Temporary Easements) that expired in December 2019, that should not be on the ISP.
- 9B. Check the names and Reception Numbers on the easements.
- 9C. Begin the easement dedications and easement vacations. If you want to dedicate the easements on the future plats, then leave the notations on the ISP "to be dedicated by separated document"

**10. Mile High Flood Control District** (Mark Shutte / 303-455-6277 / [mschutte@mhfd.org](mailto:mschutte@mhfd.org) )

- 10A. This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:
- Open channel improvements upstream of Pond J.1
  - Regional Detention Ponds J.1 and J.2
  - Impacts on Alicia Way
- 10B. We have the following comments to offer:  
Please clarify the size of the drainage tract between Frontage Road and Valdai Street. Some sheets show it as 116' and others show it as 128'. There seems to be a discrepancy on whether it contains the trail or not.



**MAINTENANCE ELIGIBILITY PROGRAM (MEP)**  
**MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	107828
Submittal ID:	10009836
Partner ID:	1589783
MEP Phase:	Referral

**Date:** October 27, 2022  
**To:** Aja Tibbs  
*Via Aurora Website*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	AURORA ONE - SITE PLAN (ISP)
<b>Location:</b>	Aurora
<b>Drainageway:</b>	Coal Creek

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Open channel improvements upstream of Pond J.1
- Regional Detention Ponds J.1 and J.2
- Impacts to Alicia Way

We have the following comments to offer:

- 1) Please clarify the size of the drainage tract between the Frontage Road and Valdai Street. Some sheets show it as 116' and others show it as 128'. There seems to be a discrepancy on whether it contains the trail or not.

**MHFD requires responses to the review comments, please include these responses with any future submittal.**

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Derek Clark, PE  
Project Manager  
Mile High Flood District

