

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



June 28, 2022

Mr. Patrick Chelin
Aerotropolis Area Coordinating Metro District
707 17th Street, Suite 3150
Denver, CO 80202

Re: Second Submission Review – 32nd Avenue at The Aurora Highlands – Infrastructure Site Plan
Application Number: **DA-2026-27**
Case Numbers: **2022-6003-00; 2022-3012-00**

Dear Mr. Chelin:

Thank you for your second submission, which we started to process on June 8, 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before July 15, 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 303.739.7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Samantha Pollmiller, Norris Design
Scott Campbell, Neighborhood Liaison
Laura Rickoff, ODA
Filed: K:\SDA\2062-27rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add street names and future Roadways (Planning)
- Sidewalk Easements (Planning)
- Trail Maintenance (Planning)
- Landscaping for Detention Pond (Landscaping)
- Offsets in Fence Plane (Landscaping)
- Water Use Table (Landscaping)
- Drainage Report (Public Works)
- Slope on Temporary Swales (Public Works)
- Painted Medians (Traffic)
- One-Sided Crossing (Traffic)
- Loop Roads (Traffic)
- Hammerhead Turnaround (Aurora Water)
- Trail and Landscaping Maintenance (PROS)
- See assorted redlined comments (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Add street name and update subsequent sheets.
- 1B. Please show and label future roadways.
- 1C. Open space needs to be added. This should total Land Area within Property Lines.
- 1D. Delete all contractor related notes.
- 1E. Sheet 3: Remove. Do not show lots in review.
- 1F. Remove EDN and RSN numbers from site plan sheets.
- 1G. Confirm if sidewalk easement is required.
- 1H. Add a note as to who will be maintaining trail.
- 1I. Sheet 5: Provide reception number or clarify if it to dedicated by separate document.
- 1J. Sheet 9: Dedicated by separate document? Or provide recordation information.

2. Landscaping Issues (Deborah Bickmire / 303-739-7261 / DBickmire@auroragov.org / Comments in bright teal)

- 2A. Include landscape for the detention pond at The Aurora Highlands Pkwy. intersection. It has not been provided with the Aurora Highlands Pkwy Phase 2 plans.
- 2B. Clearly show the boundary for this Site Plan on the Tract Key Map, as well as all Landscape Sheets.
- 2C. The sum of the area in the Water Use Table should equal the sum of the Site Plan.
- 2D. Relocate the references to Site Plan #17 to the appropriate area. Remove all linework and property lines for lots that are not currently in review.
- 2E. Reference the Site Plan that includes the area of 32nd Avenue that connects to Highlands Creek Parkway.
- 2F. Confirm there are offsets proposed in the fence plane and identify the offset dimension.
- 2G. Remove references to Civil Plans. All details are required within this Site Plan.
- 2H. See redlines and address all comments and edits.

3. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 3A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our



GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. This site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 4B. The sidewalk easement is only for the portion of the sidewalk that will be maintained by the City. If the district will maintain both the sidewalk and gravel path, an easement is not required, but it must be noted on the plans.
- 4C. Even temporary swales are required to be a minimum of 2% or provide a concrete pan.

5. Traffic Engineering (Carl Harline/ 303-739-7584 / charline@auroragov.org / Comments in amber)

- 5A. TIS for this area demonstrated left turn lanes within painted median for all left turns off 32nd Ave. Please include the below "design" for all left turn pockets throughout ISP area.
- 5B. TIS included striping in this median for left turn lanes, please stripe as indicated.
- 5C. Only include one sided crossing of 32nd Ave and increase visibility:
 - 1) mark N/S crosswalk per TE-12
 - 2) add high visibility ped-xing signage (W11-2 w/ W 16-7P), to include solar push-button RRFB assembly
 - 3) eliminate N/S curb ramps on the eastern side of this intersection.
- 5D. Min 50' storage, 8" white channelizing line.
- 5E. Break in yellow for entering traffic.
- 5F. 4" double yellow to transition to solid/dashed yellow per typical section.
- 5G. These are accesses to loop roads, correct? Will these be one-way or two-way loop roads? Need one-way signage if such.

6. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 6A. Approved.

7. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 7A. Sheet 7: Provide a turn around.
- 7B. Sheet 8: Show as a solid line.
- 7C. Show 12" water main as a solid line (and label). It's blending with the contours.
- 7D. Provide a hammer head turn around on the access.

8. PROS (Michelle Teller / 303-739-7147 / MTeller@auroragov.org / Comments in mauve)

- 8A. Note that where the tract lines are vs the right of way lines, a portion of the trails are meandering into the right of way. It needs to be indicated within the plan set (and possibly with a license if deemed by Real Property) to note the full trail and landscaping is to be privately maintained. Please connect with Deborah Bickmire/303-739-7261 on how to address this.

9. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 9A. See redlined comments on Site Plan and Plat.