



Planning Division  
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April 17, 2023

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

**Re: Third Submission Review:** 48<sup>th</sup> 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.

This review identified an Exception Parcel within the proposed right-of-way. We have been advised that we cannot schedule the Administrative Decision until the property has been acquired by ARTA or conveyed by the owner. Please contact me so we can schedule a time to meet and work through the details with our Land Development Review Services staff.

Another submittal is needed to address all comments. 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\2062-40rev3.rtf



## *Third Submittal Review*

### **PLANNING DEPARTMENT COMMENTS**

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

##### **Site Plan**

- 1A. Will the Windler ISP for 48<sup>th</sup> Avenue be completed as a separate application? If so, please revise the Location Map to remove the north half of 48<sup>th</sup> from E-470 to Harvest Road.
- 1B. Include the full written legal description on the Site Plan.
- 1C. Add another sheet and redistribute the information from the cover sheet.
- 1D. Show the legal description bearings and distances on the site plan boundary.
- 1E. The response to comments should include a written response to the comment *letter*, not just the redlines.

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

- 2A. What do NEATs require for the width of the curbside landscape?
- 2B. Break down the street categories as follows: 48th Avenue South Side and 48th Avenue North Side. While the response letter indicated the desire to keep a consistent roadway nomenclature, this is not consistent with landscape requirements. Update to reflect that the landscaping is being provided on the north and south sides of the street and has nothing to do with the consistency of roadway sheets. The table needs to identify where the landscaping is being provided and it is not being provided on the east and west sides.
- 2C. When measuring the roadway length, do not include driveways or expanses of the area that are encumbered by utilities/easements. The tree count/requirement is likely much less and closer to the number being provided.
- 2D. The trees noted on Sheet 19 will need to be removed from the easement unless the easement holder permits trees.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering** (Julie Bingham / 303-739-7300 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 3B. The Windler 48<sup>th</sup> Avenue ISP includes a 10' curbside landscape on both sides of the street.
- 3C. Note 6 on Sheet 3 doesn't make sense. Ditches are not public. Please revise all applicable sheets.
- 3D. All public street improvements shall be within the right of way.
- 3E. Add the case number for the proposed pond SC-2T (see Sheet 12).

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

- 4A. Show all crosswalk markings. They appear to have been deleted from the previous submittal. See redlines for specific locations.
- 4B. Provide or relocate signage as noted on the redlines.
- 4C. Add speed limit to sign R2-1.
- 4D. Callout lane widths, taper rate/length, and striping as noted on redlines.

#### **5. Transportation Planning** (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org) / Comments in light teal)

##### **Site Plan**

- 5A. A 10-foot curbside landscape width is required per NEATS (2018) 6-lane major arterial cross-section.



**6. Real Property** (Roger Nelson / [rmelson@auroragov.org](mailto:rmelson@auroragov.org) / Comments in magenta)

**Site Plan**

- 6A. Label Harvest Road and add the right-of-way width.
- 6B. There are improvements proposed regarding a privately owned parcel.
- 6C. Clarify the existing right-of-way noted on Sheet 12. Is this for Powhaton Road?
- 6D. Add notations provided on the redlines.

**Plat**

- 6E. Confirm all ownership against the Title Commitment. Provide Title Commitment dated within 30 days of plat acceptance date.
- 6F. Clarify the excepted area.
- 6G. Label bearings and distances as noted on the redlines.
- 6H. Label dedicated right-of-way and streets.
- 6I. Is the monument identified on Sheet 4 the Point of Commencement of Parcel A?
- 6J. Add labels as shown on the redlines.
- 6K. Provide Certificate of Taxes Due showing all taxes are paid in full.
- 6L. Provide a closure report.
- 6M. Provide missing monument records.
- 6N. Address all comments, edits, and notations on the redlines.

**7. E-470 Public Highway Authority** (Brandi Kemper / 303-537-3727 / [bkemper@e-470.com](mailto:bkemper@e-470.com))

- 7A. In addition to previous comments, E-470 has the following additional comments: Construction plans should coincide with E-470 48<sup>th</sup> Avenue interchange and widening construction plans.