



Planning Division  
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October 17, 2022

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

**Re: Third Submission Review – 32<sup>nd</sup> Avenue at The Aurora Highlands – Infrastructure Site Plan**  
Application Number: **DA-2062-27**  
Case Numbers: **2022-6003-00; 2022-3012-00**

Dear Mr. Chelin:

Thank you for your third submission, which we started to process on August 9, 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 October 28, 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](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Samantha Pollmiller, Norris Design  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\\$DA\2062-27rev3



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Match Plat and Fill-in Reception Numbers (Landscaping)
- Labels and Dimensions (Landscaping)
- Drainage Report (Public Works)
- Slope (Public Works)
- West Bound Turn Lane (Traffic)
- Pipe Locations (Aurora Water)
- Cross Slope Verification (PROS)
- See assorted redlined comments (Real Property)

### PLANNING DEPARTMENT COMMENTS

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

- 1A. No additional comments.

#### 2. Landscaping Issues (Deborah Bickmire / 303-739-7261 / [DBickmire@auroragov.org](mailto:DBickmire@auroragov.org) / Comments in teal)

- 2A. Delete RSNs TYP; only include EDN if final and approved.
- 2B. Match the plat and fill in the reception number.
- 2C. Sheet 14: Show the stop sign and sight triangle. Label and dimension buffer 20' minimum, TYP.
- 2D. Label and dimension the sidewalk and the tree lawn, TYP.
- 2E. The symbol is much lighter than the legend. Adjust so it will reproduce.
- 2F. Sheet 15: Add major contour labels on all landscape sheets, TYP.
- 2G. Add a street name if available, TYP.
- 2H. Sheet 16: Label and dimension the required buffer. Make sure a minimum 20' is provided.
- 2I. Sheet 17: Do not reference the civil plans. Identify material or add to the legend.
- 2J. Correct the site plan and plat references.
- 2K. Label and dimension the sidewalk and crusher fines.
- 2L. These are two different site plans. List one site plan and include the case number.
- 2M. Note all additional redlined comments and modify with the next submission.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. This site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 3B. 2% minimum for landscape areas.
- 3C. 2% minimum in non-paved areas.

#### 4. Traffic Engineering (Carl Harline/ 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 4A. All comments have been addressed. Save the need for the updated Traffic Impact Study for Filing 21 to determine the need or warrants for WB right turn lane at this intersection (whether it is needed or no). Once traffic volumes have been determined and approved, traffic may approve this ISP.

#### 5. Fire / Life Safety (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- 5A. Approved.

#### 6. Aurora Water (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

- 6A. The outlet structure and discharge pipe are shown differently than on page 11. Correct the outlet and discharge pipe locations. Label the 100yr wsel contour.



**7. PROS (Michelle Teller / 303-739-7147 / [MTeller@auroragov.org](mailto:MTeller@auroragov.org) / Comments in mauve)**

7A. Approved. However, verify the cross slope is under 2%.

**8. Real Property (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

8A. See the redlined comments on Site Plan and Plat.