



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

AuroraGov.org

February 19, 2025

Geoffery Babbitt
GB Capital, LLC
2993 S. Peoria Street, 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 Geoffrey Babbitt:

Thank you for your technical corrections submittal, which we received on January 31, 2025. The review letter contains comments from all city departments.

Since there are some important issues remaining, you will need to make another submittal. Please revise your previous work and upload a new ISP 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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reacted will be closed and retired.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

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

cc: Julie Gamec, THK Associates
Brit Vigil, ODA
Filed: K:\\$DA\2241-01tech3



Technical Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

- 1A. Please remove the lines within the Amendment Block so there is more flexibility to note future amendments. Staff appreciates that the Amendment Block was made larger since the last submittal.
- 1B. Remove the Recorder's Certificate from the Cover Sheet as Arapahoe County no longer requires it.
- 1C. Change the street name from "Valdai Street" to "Valdai Way" where applicable.
- 1D. Now that there have been other ISPs submitted since the subject one was last reviewed, please update the Vicinity Map to only identify 6th Avenue, Frontage Road, and Valdai Way as the project location instead of the entire Master Plan area.
- 1E. Add references to the case numbers for all ISPs and Site Plans that have been submitted since the last submittal of the subject ISP. See redline comments for additional information.
- 1F. An easement has been added on the north side of PA-1 since the last submittal. Please clarify what this is in the response to comments and also ensure that any other changes that have been made since 2023 are also specifically noted.

2. Civil Engineering (Sergio Um / 303-739-7563 / sum@auroragov.org / Comments in green)

- 2A. Provide lighting information and the requested note on Sheet 2.
- 2B. Clarify why there is no difference in the line types for existing and proposed property lines and easements.
- 2C. Dimension and label easements.
- 2D. The proposed curb ramp should have a receiving ramp on the other side of Picadilly Road.
- 2E. Where are the proposed contours tying into the existing contours?
- 2F. The section along 6th Avenue does not match the typical section provided on Sheet 2.
- 2G. Sight triangles are not showing where they are labeled.
- 2H. Leaders are not pointing to ROW lines.
- 2I. Please note that private paving in the ROW will need license agreements during Civil Plan review.
- 2J. Crosswalk bars should be at the curb ramps.
- 2K. Address all miscellaneous redline comments on the ISP.

3. Aurora Water (Jenny Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red)

- 3A. The ISP will not be approved by Aurora Water until the Preliminary Drainage Report is approved.
- 3B. Please specify if the stubs shown on Sheet 9 are for main connections or service taps.