



Planning
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AuroraGov.org

April 29, 2025

Patrick Chelin
Aerotropolis Area Coordinating Metro District
1526 Cole Blvd., Suite 100
Lakewood, CO 80401

Re: First Technical Review – The Aurora Highlands North – Area C - Site Plan
Application Number: DA-2062-44
Case Numbers: 2023-4023-00

Dear Patrick Chelin:

Thank you for your submittal. 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 and agencies.

There are several items that still need to be addressed; therefore, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 20, 2025. 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.

Please be advised, projects that go 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 reactivated will be closed and retired.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303.739.7261.

Sincerely,

A handwritten signature in cursive script, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner
City of Aurora Planning and Business Development

cc: Jeff Killion, Matrix Design Group
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2062-44tech1.rtf



First Technical Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Change “Reserve Loop” street name (Addressing)
- Align curb ramps, show truncated domes, label taper rates (Public Works Engineering)
- Label easements, show roadway linework (Planning)
- Update TIS intersection turn movements (Traffic)
- Show future connections, move valves out of intersections, align water stubs at Aerotropolis Pkwy (Water)
- Review hydrant spacing, show proposed water main connection (Life/Safety)
- Comments to follow (Landscape)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

General Comments

- 1A. Revise the name of “Reserve Loop” per the Addressing comments. Review all sheets to ensure the name is consistent throughout.
- 1B. Include a line in the Public Service Company (PSCo) signature block to put the title of the person signing and language saying they have authority to sign on PSCo’s behalf. Was this signature block provided by PSCo? If this is their standard signature block and they won’t add the language, please provide it as a separate document for our records.
- 1C. Please clarify in your response what constituted the change in acreage in the Site Data and where the additional area is located. Update the density in the Site Data table to reflect the additional acreage.
- 1D. The Site Plan Tracking Chart on Sheet 6 was significantly revised and is now very hard to read. Please remove the extraneous linework (easements, sections, street centerlines, etc..) on Sheets 6 and 7 so the lot data and labels are not obscured.
- 1E. Remove RSN references. Show adjacent subdivision plats including reception numbers or reference the case number. We are happy to help you with the case numbers. On the enlarged site plan sheets, label lots, blocks and tracts.
- 1F. Label the proposed features in PA-39.
- 1G. There is a new symbol across some roadways that appears to be bollards. Add labels and details. Signage and a license agreement will be required if the road is obstructed.
- 1H. Label all existing and proposed easements and include dimensions. A number of unlabeled easements have been added with this review. Include a notation to any existing easements that are proposed to be vacated.
- 1I. Numerous sheets do not show the linework for the streets. Please review the layers.
- 1J. Show and label the existing vs. proposed right-of-way for E. 38th Parkway. Show where the existing and proposed right-of-way terminates at Aerotropolis Parkway.
- 1K. Address all comments and notations in the redlines. Reposition labels to fix overwrites.

2. Landscaping

- 2A. Comments are forthcoming and will be sent as a supplement to this letter.

3. Addressing (Phil Turner / pturner@auroragov.org)

- 3A. It has been determined that naming the eastern portion of the loop to anything with “Reserve” would cause issues with emergency response. It was suggested to use of the grid street name “Newbern” or “Newcastle” as the next street on the grid. The transition from Reserve Blvd. to Newbern or Newcastle would take place at Little River Street as previously discussed.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

- 4A. Show truncated domes on all curb ramps.
- 4B. Curb ramps shall line be aligned.
- 4C. Curb ramp seems unnecessary at the location noted on Sheet 22.
- 4D. The corner of E. 38th Parkway and E. 37th Place is confusing. Show the existing curb ramp and proposed curb ramp overlapping. The existing should stay since it is the same width as the receiving curb ramp across 38th Parkway. Plan East-West crossing E. 37th PI should remain as proposed.
- 4E. There is missing street linework on numerous Sheets.
- 4F. Label all taper rates.
- 4G. Private median(s) require a license agreement with civil plans. A detail is required. Islands at access points are not encouraged by COA
- 4H. Advisory comment: A letter from Xcel will be required in civils stating that they are okay with the work being proposed adjacent to their property.
- 4I. Mail kiosk(s) in a utility easement will require a license agreement.
- 4J. Provide photometrics for the parks on site. Photometric analysis is only necessary for the sidewalks in parks. Also provide the relevant details for proposed lights. Since they are private, they do not need to be from COA's pre-approved lighting equipment list. See Table 4.10.4.04.01 of the 2023 COA Roadway Manual for minimum illuminance values needed.

5. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Study

- 5A. Volumes in Figures 11 and 12 do not represent lane needs.
- 5B. The volumes in Figure 14 do not support a southbound dual left lane.
- 5C. Add a description that V/C, Delay and LOS are for ENTIRE Intersection, not just Worst Movement Tables 5 and 6.

Site Plan

- 5D. Provide the ADT/Speed and Clear Zone per 2025 Roadway Manual Section 3.H.1.o with the typical roadway sections.
- 5E. Traffic is not in support of the "crossings" noted on Sheet 19 because they are too close to each other. We would support the eastern crossing being relocated to the west side of the intersection.
- 5F. Add parking restriction signs at the Little River/Reserve Blvd. intersection.
- 5G. Align the ramps noted on Sheet 19 as much as practicable.
- 5H. Add detectable warning surface (DWS) as noted on Sheet 21.
- 5I. Label barriers and "Road Closed" signs.

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

- 6A. Show and label water and drainage easements.
- 6B. Move valves outside of intersection(s).
- 6C. Water stub line connections are not matching up in E 38th Pkwy. and Aerotropolis Pkwy (Powhaton Road).
- 6D. Show the future water and sewer connections at S. Kewaunee Street.

7. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

- 7A. Remove un-amenitized streetscapes from the open space credit as outlined on page 24 of the PROS manual

8. Fire/Life Safety Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 8A. Fire hydrants can be placed on average 500 feet arranged on an alternating basis along E. 38th Parkway.



8B. Show the proposed water main connection to the Monaghan road water main on Sheet 52.

9. Land Development Services (Maurice Brooks / mbrooks@auroragov.org / Comments in magenta)

9A. Advisory comment: we have not received any easement submittals. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.