



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

[AuroraGov.org](http://AuroraGov.org)

August 7, 2024

Geoffrey Babbitt  
Torero Land Investments, LLC  
2953 S Peoria Street, Suite 200  
Aurora, CO 80014

**Re: Initial Submission Review:** Aurora One Phase 2 Improvements – Infrastructure Site Plan and DPI  
**Application Number:** DA-2241-09  
**Case Numbers:** 2024-6028-00; 2024-9001-00

Dear Mr. Babbitt:

Thank you for your initial submission, which we started to process on July 15, 2024. We have reviewed your plans and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Since many important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 29, 2024.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP  
Senior Planner III, City of Aurora  
Planning & Business Development Department

cc: Julie Gamec, THK Associates  
Brit Vigil, ODA  
Filed: K:\\$DA\2241-09rev1.rtf



## Initial Submission Review

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

- 1A. Update the Letter of Introduction to include discussion on the deferral request and to note the official street names included within the ISP.
- 1B. Please revise the sheet numbering on all sheets (including key maps and match lines) to be 1, 2, 3, etc., instead of SP01, PD01, etc. This makes it easier for staff to find and reference sheets.
- 1C. Make minor revision to the title to be “Aurora One Improvements Phase 2 Infrastructure Site Plan” on all sheets.
- 1D. In the Vicinity Map, please only highlight the streets or areas that are included within the subject ISP as opposed to the entire Master Plan.
- 1E. Add a Data Block to the Cover Sheet. It should include items such as zone district, land area included within the ISP, hardscape area, landscape area, and detention area.
- 1F. Coordinate with Phil Turner to receive street names for all streets prior to resubmitting. Please utilize those street names with the next submittal instead of Street A, Street C, etc.
- 1G. Include Case Numbers when referencing adjacent Site Plans instead of DA numbers because Site Plans are found in our system by CN, not DA. Please contact your Case Manager if you need assistance obtaining these. Ensure that references are added to all applicable sheets.
- 1H. Tab 9 identifies a 30’ wide trail corridor with a 6’ trail along the west and south sides of the Master Plan. Please verify that the proposed detention pond and grading design within this same area in the ISP will not preclude the addition of this trail corridor in the future.
- 1I. The 10’ maintenance access path for Pond C conflicts with the Site Plan for PA-10. Please clarify whether this will be removed or changed when PA-10 is constructed and add a note about this.
- 1J. The grading north of Pond B appears different in the PA-4 Site Plan compared to Sheet 19. Please provide an explanation for this.
- 1K. Staff recommends moving the community sign at Stephen D. Hogan Parkway and Valdai Street out of the right-of-way so a license agreement is not required.

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

#### *Letter of Introduction*

- 2A. Under the landscape improvements, there is mention of landscaping be included for Pond C with the submittal of the PROS construction drawings. The Master Plan and the ISP label it as Pond A, not C.

#### *General Comment*

- 2B. Add all missing street names throughout the ISP.

#### *Sheet 1*

- 2C. Update Note #4 per redline comments.
- 2D. Add a note on the Cover Sheet regarding the deferral of Picadilly Road. See redline comments.

#### *Sheet 22*

- 2E. Will the landscaping for Pond C be included with the submission of the neighborhood park plan to PROS? If not, then the landscaping should be provided within this Infrastructure Site Plan.

#### *Sheet 26*

- 2F. Label and dimension all proposed and existing easements.
- 2G. While an interim street condition for Picadilly Road is being proposed, landscaping is not required south of Stephen D. Hogan Parkway as it will be removed with the construction of the ultimate condition. Please omit the landscaping.

#### *Sheet 30*

- 2H. Add a fourth tree. It may be necessary to come up with a special paving detail or use a tree grate.
- 2I. According to the Master Plan, the tree spacing for 4<sup>th</sup> Drive should be 35' on center and where there are intersecting streets, then ornamental trees are to be provided spaced at 20' on center.
- 2J. Add the edger where missing along all streetscapes.



*Sheet 31*

- 2K. According to the Master Plan, ornamental trees are required to be spaced 25" on center and comprise 25% of the total street tree count along Rome Street and Street C.
- 2L. Adjust the identified tree to be offset 50' from the stop sign.
- 2M. Include the landscaping for Ponds B, D, E, and F, as well as the table documenting the required and provided landscaping.

*Sheet 32*

- 2N. Correct the typo in the Plant Schedule.
- 2O. Update the City of Aurora Standard Notes per redline comments.

*Sheet 33*

- 2P. Remove Picadilly Road (south of Stephen D. Hogan Parkway) from the Standard Rights of Way Table as there is only an interim condition being proposed and the landscaping will be removed once the permanent condition is constructed.
- 2Q. Provide 35' tree spacing along 4<sup>th</sup> Drive per the Master Plan.
- 2R. Ornamental trees shall be 5-gallon at time of installation when used in the curbside landscaping.
- 2S. Provide a hatch pattern for each of the native seed, mulch, and sod conditions.

*Sheet 36*

- 2T. Provide landscaping around the proposed signage.

**3. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@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.

**4. Civil Engineering** (Moustapha Agrignan / [magrigna@auroragov.org](mailto:magrigna@auroragov.org) / Comments in green)

- 4A. Remove the benchmark on the Cover Sheet.
- 4B. Remove the requested note on Sheet 3. The sections of Picadilly Road north of Stephen D. Hogan Parkway will be a 6-lane arterial per the approved Master Plan.
- 4C. There should be no deferral and no change to the street section for the 6-lane arterial.
- 4D. Revise the note on Sheet 4 to state that the deferral is only for south of Stephen D. Hogan Parkway.
- 4E. Use proposed, existing, and future to identify all roadways.
- 4F. Note whether streets are public or private.
- 4G. Label sidewalk easements and slope easements.
- 4H. Add the requested note regarding streetlights to Sheet 4.
- 4I. Add the requested grading notes to Sheet 7.
- 4J. Show how Picadilly Road is connecting to the adjacent development to the north.
- 4K. Dimension the ROW, pavement, sidewalk, and curbside landscaping.
- 4L. Show curb ramps.
- 4M. Label longitudinal roadway slopes.
- 4N. Provide access drive slopes.
- 4O. Show how Shawnee Street connects to the proposed street and provide the CN for PA-4.
- 4P. Label the flowline radius of the turnaround.
- 4Q. A license agreement is required for specialty paving within the ROW.
- 4R. Remove the sign within the ROW on Sheet 36.

**5. Traffic Engineering** (Jason Igo / 303-739-1792 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

- 5A. Provide the taper length and rate.
- 5B. The turn lane called out on Sheet 17 should be 200' per the Aurora One MTIS.
- 5C. There should be a 150' left turn lane for the northbound lane and a double left for the southbound lane per redline comments on Sheet 17.



- 5D. Provide a 50' northbound lane turn pocket where requested.
- 5E. Include taper rates and lengths for all tapers.
- 5F. Show requested signage.
- 5G. Call out required traffic signal easement locations.
- 5H. Address inconsistencies in what is proposed in the ISP versus the approved MTIS.
- 5I. Ensure that sight triangles begin at the correct locations.

**6. Aurora Water** (Samantha Bayliff / [sbayliff@auroragov.org](mailto:sbayliff@auroragov.org) / Comments in red)

- 6A. There appear to be two water lines on top of one another on Sheets 6 and 10.
- 6B. The proposed water line stub is not showing on Sheet 6 and the label appears to be pointing at nothing.
- 6C. Ensure that non-standard abbreviations and acronyms are explained or called out.
- 6D. Call out Pond A where requested.
- 6E. Label the pond easement.
- 6F. Address miscellaneous redline comments from Aurora Water.

**7. Fire / Life Safety** (Steve Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

- 7A. Add the requested notes to the Cover Sheet.
- 7B. Include the fire hydrant placement detail in any street sections that will have fire hydrants.
- 7C. Provide a note stating that future hydrants abutting Shawnee Street will be provided by future developments.
- 7D. Remove the hydrants called out on Sheet 10.
- 7E. Provide details of the temporary turnaround, including turning radii and road surface materials. Delineate how you will identify the boundaries in light snow as well as manage 85,000 lb. weight of emergency apparatus. "No Parking – Fire Lane" signs will need to be provided as well.
- 7F. Show and label all fire hydrants on the Landscape Plan.

**8. PROS** (Erick Del Angel / 303-739-7154 / [edelange@auroragov.org](mailto:edelange@auroragov.org) / Comments in purple)

- 8A. Numerous walkways serving as "Community / Local Trails," as stated in the Master Plan, are different sizes throughout the development. Clarify different classifications.
- 8B. Clarify which maintenance paths will double as regional trails or community / local trails.
- 8C. A meeting will need to take place between the developer, contractor, and PROS staff concerning Pond C landscaping and the park design at the earliest convenience.
- 8D. Regardless of the future design of Picadilly Road, the trail must continue south.
- 8E. Clarify whether the area identified on Sheet 8 will also be the required regional trail.
- 8F. Provide a larger maintenance path where requested.
- 8G. Specify where the regional trail will end up connecting.
- 8H. The trail should loop the pond and continue north.
- 8I. Provide clarification on the note on Sheet 30 per redline comments.

**9. Land Development** (Roger Nelson / 303-739-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 9A. Address all redline comments on the ISP.