



Planning Division  
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 Aurora, Colorado 80012  
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April 26, 2023

Kelsey Hall  
 Western Transport, LLC  
 1331 17th Street Suite 1000  
 Denver, CO 80202

**Re: Initial Submission Review – Transport Colorado Sub-Area No 2 ISP 2 – Infrastructure Site Plan**

Application Number: **DA-1793-21**  
 Case Numbers: **2023-6019-00**

Dear Ms. Hall:

Thank you for your initial submission, which we started to process on April 06, 2023. 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 May 18, 2023.

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.

Your estimated Administrative Decision date is *tentatively* set for Wednesday, June 28, 2023.

Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner II  
 City of Aurora Planning Department

cc: Jennifer Carpenter - LAI Design Group 88 Inverness Circle East, Building J, Ste 101 Englewood, CO 80112  
 Rachid Rabbaa, Case Manager  
 Scott Campbell, Neighborhood Services  
 Jacob Cox, ODA  
 Filed: K:\SDA\1793-21rev1



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See the comments from Planning. (Items 1 and 5)
- Outstanding fees totaling **\$73,427.00** have yet to be paid. These will need to be paid before we can accept a second submission.
- The landscape plans are part of the overall plan set. Keep the numbering consistent in format. Change this to just L1, L2, L3. Update the match line text information accordingly.
- **This ISP will not be approved by Public Works until the Subarea 2 master plan is approved.** (RSN 1364325) The PIP needs to include the timing of Bear Gulch bridge prior to the approval of this ISP. (Item 6)
- See the comments and redline from Traffic Engineering. (Item 7)
- See the comments and redlines from Life Safety. (Item 8)
- See the comments and redlines from Aurora Water. (Item 9)
- See the comments and redlines from PROS. (Item 11)
- See redline comments on Site Plan. (Item 12)

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

1A. Comments were received from outside registered neighborhood organizations. (Please see the attached pdf's)

Name: Organization: DENVER INTERNATIONAL AIRPORT-PLANNING

Address: 8500 PENA BLVD DENVER, CO 80249

Phone: 3033424105

Email: [DENPLANNINGREFERRALS@FLYDENVER.COM](mailto:DENPLANNINGREFERRALS@FLYDENVER.COM)

Comment: Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The proposed development is within the “10,000’ Critical Area for Wildlife-Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN (Benjamin.J.Massey@usda.gov) assist in implementing DEN’s Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.

[https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)

- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Thank you for the continued opportunity to provide comments.

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Name: Donna George  
Organization:  
Address: Public Service Company of Colorado dba Xcel Energy  
Phone: 3035713306  
Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)  
Comment: please see attached

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Name: Steve Loeffler  
Organization: 2829 West Howard Place  
Address: Colorado Department of Transportation Denver CO 80204  
Phone: 3037579891  
Email: [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)  
Comment: This area of the Transport development is off of the State Highway system. The infrastructure, landscape, and drainage are a good distance from State Highway 36. For this reason, we have no comment.

We would appreciate continuing to be included in future referrals for the Transport development.

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## **2.Completeness and Clarity of the Application**

- 2A. Infrastructure Site Plan – Combine the ISP, Cover sheet, Landscape Plan, and Photometric Plan into a **single pdf** categorized as an ISP.
- 2B. Please provide a Letter of Introduction.
- 2C. Please provide a Letter of Authorization.
- 2D. This ISP will not be approved until the Subarea 2 master is approved.
- 2E. Outstanding fees totaling **\$73,427.00** have yet to be paid. These will need to be paid before we can accept a second submission.

## **3. Zoning and Land Use Comments**

- 3A. Please change the title block to ISP 2 from phase 2.

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

### **ISP**

- 4A. Update to state: Upon construction of the roadway infrastructure or match the note provided on the landscape plan that states when water is available. Who is responsible for the landscaping being proposed around the sewage disposal system?
- 4B. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 4C. Have consistent sheet numbering. See comments on landscape plan sheets.

### **Landscaping**

- 4D. Please switch the numbering of these. It should be going consecutively from East 48th Avenue down south along Quail Run Road.
- 4E. The landscape plans are part of the overall plan set. Keep the numbering consistent in format. Change this to just L1, L2, L3. Update the matchline text information accordingly.
- 4F. If Transport is responsible for EVENTUALLY constructing the entire street frontage for both E. 48th Avenue and Quail Run Drive, why not include the full build out within this plan set so that the landscape design is coordinated for both sides of the street AND the applicant doesn't have to pay a second Site Development Application Fee and go through another review process for the other half of the street? Just because the full buildout would be included does not obligate them to build it at one time. There could still be interim conditions for both streets.
- 4G. Sod is not permitted in the curbside landscape area.



- 4H. 40' separation approximately, seems far to be away from a light pole. If the trees were shifted closer to the pole, then the street tree requirement would be closer to being met.
- 4I. No sod permitted. Just shrubs, native seed and ornamental grasses.
- 4J. The sheets being identified in the Key Map are too difficult to read. Please enlarge the Key Map and the sheets.
- 4K. Are these trees proposed with this application? If so, please darken them and add plant call-outs
- 4L. The east and west sides of the street are not matching with the street tree layout. While the street tree species being used on both sides of the street are the same. there are different species being used opposite one another that is on opposite sides of the street. Is this intentional? Why not match the species on both sides so that there is a consistent aesthetic along the street.
- 4M. Are these trees being proposed as part of this application? If so, the viewport is cut off and the trees need to be darkened.
- 4N. Are these trees being proposed? If so they need to be darkened and the plant call-outs need to be added for all the trees.
- 4O. See comment on landscape plan. Tighten up spacing adjacent to the light poles in order to more closely meet the street tree requirement. On both streets.
- 4P. Update or coordinate with numbers on Cover Sheet.
- 4Q. Update to remove the sod and include the shrubs/ornamental grasses etc.
- 4R. SOD MIX - Unfortunately this is no longer permitted by ordinance passed in September of 2022.

**5. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 5A. No comments.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

**ISP**

- 6A. *This ISP will not be approved by Public Works until the master plan is approved.* (RSN 1364325) The PIP needs to include the timing of Bear Gulch bridge prior to the approval of this ISP.
- 6B. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:- Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculation This information (if its not already shown) can be added to the street sections provided if desired.
- 6C. Additional ROW should be dedicated to accommodating turn lanes. The curbside landscaping should remain the same width throughout the section.
- 6D. As mentioned in the section detail, additional ROW should be dedicated for the turn lanes and the curbside landscaping should be a consistent width throughout the section.
- 6E. Label curb return radii, typical.
- 6F. Show the receiving ramps.
- 6G. The ramp should match the S9.1 standard with two distinct directional ramps.

**7. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) & Dean Kaiser / 303-739-7584 / [djkaise@auroragov.org](mailto:djkaise@auroragov.org) - Comments in amber)

**ISP**

- 7A. Signs E & F depicted are for roadway CURVATURE, appropriately tapered shifts do not require signage per MUTCD.
- 7B. Sign not required.
- 7C. This is an OVERHEAD lane use control sign, need R3-7R for post mount.



- 7D. Need to paint the left turn arrow here.
- 7E. Need RLMTR (R3-7R) sign here.
- 7F. Should be painted right turn arrow here.
- 7G. Relocate to 100-150' from intersection.
- 7H. Correctly tapered roadway alignments do not require reverse curve ahead signage (per MUTCD).
- 7I. Set back stop bars 4' from crosswalks.
- 7J. Relocate closer to the right turn lane and use RLMTR signa.
- 7K. No reverse curvature depicted; sign not needed.
- 7L. Marking should be half or quarter rounded.
- 7M. Sign not typically used as post mounted lane use control. Remove.
- 7N. Stop bar needs to be located 4' from crosswalk.
- 7O. The Transport Colorado Master Plan Sub- Area 2 TIS has not been approved. Auxiliary lane requirements in the approved TIS shall be provided.
- 7P. Taper should be WS2/60.
- 7Q. Reverse diagonal striping.
- 7R. Callout storage length and taper rate/length per the Transport Colorado Master Plan Sub- Area 2 TIS once it has been approved.
- 7S. Remove signs with signalized intersection.
- 7T. Callout storage length. Deceleration length not required.
- 7U. Should be designated as 8:1, typ.
- 7V. Deceleration length not required.

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

8A. Add the following notes:

ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING Niba (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS AND SHALL BE POSTED "NO PARKING - FIRE LANE".

ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND



ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.

THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

- 8B. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance, please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- 8C. Fire code requires all new and existing buildings to have an approved address identification. We require the address to be legible and placed in a position that is visible from the street or road fronting the property. The Address identification characters shall contrast with their background with Arabic numbers or alphabetical letters, numbers cannot be spelled out. Each character shall be not less than 4 inches high with a minimum stroke width of ½ inch. The intent of the fire code is that addresses are easily identifiable by emergency responders from the emergency response apparatus. Please check with your assigned case manager to determine if the Planning Division has additional requirements.
- 8D. Identify the Knox Box on the gating system. The Knox Box shall be mounted on the ingress side the gate post.
- 8E. Check with Aurora Water to determine if this water main dead end is acceptable.
- 8F. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance, please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- 8G. Fire hydrant spacing shall start from the closest existing fire hydrant. Please reconfigure fire hydrants to maintain a 500' spacing.

**9. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

**Site Plan**

- 9A. This path cannot be removed without another path being made available.
- 9B. Advisory: Please start the CDPHE site application process to avoid any delays in approval of civil plans.
- 9C. Size of sanitary interceptor?
- 9D. Provide temporary access to the water quality structure.
- 9E. I would recommend rip rap to avoid erosion from storm spillover.



- 9F. Phase 1 plans show the water and sanitary switching sides in the road. Utilities should maintain their position within a subdivision.
- 9G. The type C inlet and lateral to the existing inlet are to be private.
- 9H. Please show underdrain pipes on sump inlets.

**10. Forestry** (Becky Lamphear/ 303-739-7177 / [rlamphear@auroragov.org](mailto:rlamphear@auroragov.org) / Comments in purple)

10A. No comments.

**11. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

- 11A. What interim or permanent measure is proposed to convey stormwater where Swale 5 intersects the regional trail/maintenance access path?
- 11B. Was any thought given to aligning the ISDS access across from the regional trail/maintenance path access?
- 11C. Why doesn't the start of the sidewalk construction coincide with the road?

**Landscape**

11D. The stationing labels on this plan don't correspond with the station points from the engineered site plan.

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

**Site Plan**

- 12A. This is somewhat removed from the site and a basis of bearing closer to the site would be more appropriate.
- 12B. Add the following required note:  
Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
- 12C. PLATTED OR UNPLATTED?
- 12D. See other redline comments on site plan.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

April 18, 2023

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Debbie Bickmire

**Re: Transport Colorado Sub-Area 2 ISP No. 2, Case # DA-1793-21**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk PSCo requests that 10-foot-wide utility easements are dedicated abutting all property lines located along public rights-of-way for natural gas and electric distribution facilities for **Transport Colorado Sub-Area 2 ISP No. 2**.

As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to the existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)