

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



April 25, 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 1 – Infrastructure Site Plan**

Application Number: **DA-1793-22**  
Case Numbers: **2023-6020-00**

Dear Ms. Hall:

Thank you for your initial submission, which we started to process on April 6, 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 [rabbaa@auroragov.org](mailto:rabbaa@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\1793-22rev1



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See the comments from Planning. (Items 1 and 5)
- Outstanding fees totaling **\$44,518.00** have yet to be paid. These will need to be paid before we can accept the second submission.
- This ISP will not be approved by Public Works until the master plan is approved. (RSN 1364325) (Item 6)
- See the comments and redline from Traffic Engineering. This ISP will not be approved until the Transport Colorado Master Plan Sub-Area 2 documents are approved. the Transport Colorado Master Plan Sub-Area 2 TIS has not been approved. Auxiliary lane requirements in the approved TIS shall be provided. (Item 7)
- See the comments and redlines from Life Safety. (Item 8)
- See the comments and redlines from Aurora Water. (Item 9)
- See redline comments on Engineered Site Plans & Site Plan Maps. (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: Donna George

Organization:

Address: Public Service Company of Colorado dba Xcel Energy

Phone: 3035713306

Email: donna.l.george@xcelenergy.com

Comment: please see attached

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Name: BRANDI KEMPER

Organization: E-470 PUBLIC HIGHWAY AUTH

Address: 22470 E 6TH PARKWAY 100 AURORA, CO 80018

Phone: 3035373727

Email: bkemper@e-470.com

Comment: Too far away from E-470 Row to warrant any comments from us.

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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

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.

#### 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 plan is approved.
- 2E. Outstanding fees totaling **\$44,518.00** have yet to be paid. These will need to be paid before we can accept the second submission.



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

- 3A. The title block should be read ISP #1, not Phase 1.
- 3B. The sheet index which lists the landscape sheets, but the plan does not include the sheets.

### **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.
- 4B. TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

#### **Landscaping**

- 4C. This street (Quail Run Road) IS NOT included in the rest of this drawing set and ONLY shows up in the landscape plan sheets. Should this be included here or in the PHASE 2 Plans?
- 4D. Why isn't this entire street just included in either this plan set or the Phase 2 plans??
- 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 match line text information accordingly.
- 4F. 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?
- 4G. What is happening here? Is this another sidewalk?
- 4H. What is happening here? Is this another sidewalk? Why does it not continue?
- 4I. No sod permitted. Just shrubs, native seed, and ornamental grasses.
- 4J. Excessive gap. Adjust tree locations so that the street tree requirement may be more closely met.
- 4K. Have the light poles been turned off? 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.
- 4L. Sod is not permitted in the curbside landscape area.
- 4M. TURF - BLACK BEAUTY FESCUE.
- 4N. What is happening here? Is this another sidewalk? Why does it not continue?
- 4O. The sheets being identified in the Key Map are too difficult to read. Please enlarge the Key Map and the sheets.
- 4P. See comment on the landscape plan. Tighten up spacing adjacent to the light poles in order to more closely meet the street tree requirement. On both streets.
- 4Q. Update to remove the sod and include the shrubs/ornamental grasses etc.

### **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)***
- 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 calculations This information (if its not already shown) can be added to the street sections provided if desired.
- 6C. Is there an EDN or RSN associated with this? Please add, if so. If the sidewalk is being provided with this ISP, please provide site plan/grading sheets for the sidewalk with this plan set.



- 6D. Advisory: In order for parcel 8A to develop, all of the public improvements are required including the full length of 48th between Quail Run Drive and Cavanaugh Road, Cavanaugh Road between 48th and 42nd, and 42nd between Cavanaugh and Quail Run Drive in conformance with the PIP.
- 6E. Label the curb return radii, typical.
- 6F. Provide a turnaround in conformance with Section 4.04.1.06 of the 2023 Roadway Manual.

**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. ***This ISP will not be approved until the Transport Colorado Master Plan Sub-Area 2 documents are approved. the Transport Colorado Master Plan Sub- Area 2 TIS has not been approved.*** Auxiliary lane requirements in the approved TIS shall be provided.
  - 7B. Signal escrow note provided with specific development Site Plan submittal.
  - 7C. Callout taper rate/length.
  - 7D. Callout storage length per the Transport Colorado Master Plan Sub-Area 2 TIS once it has been approved.
  - 7E. Callout storage length and taper rate/length per the Transport Colorado Master Plan Sub-Area 2 TIS once it has been approved.
  - 7F. Remove signs with signalized intersection.
  - 7G. Taper needs to be 10:1
  - 7H. Remove crosswalk striping.
  - 7I. Provide road ends signage.
  - 7J. 42nd Ave identified as a 3-lane collector in the Transport Colorado Master Plan Sub-Area 2 PIP.
  - 7K. Need RLMTR sign.
  - 7L. Relocate stop bar 4' from crosswalk.
  - 7M. Stop bar needs to be set back 4' from crosswalk markings.
  - 7N. Needs to be R3-7R, RIGHT LANE MUST TURN RIGHT sign 30"x30" as post mounted.

**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. Why aren't there fire hydrants being shown on the northside of 48th?
- 8C. The final building will require fire hydrants on the north side, spaced every 500'.

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

**Site Plan**

- 9A. Access must be maintained during the grading operations.
- 9B. Access is needed to the top of all outlet structures, the bottom of ponds, manholes, and into all channels.
- 9C. Cannot be removed without a new path being provided.
- 9D. Are there plans regarding grading around the well or is the plan to not grade at all until the new public water system is available?
- 9E. Sanitary is to be in a carrier pipe under the drainage channel.
- 9F. Utilities should maintain their alignments through a subdivision. Is there a specific reason that the sanitary is on the north and then gets pulled to the south?
- 9G. I would recommend adjusting the water quality manhole so that the private owner can easily maintain it through vehicle access.
- 9H. Access is needed to the top of the outlet structure.
- 9I. Show the underdrain on all sump inlets.
- 9J. How deep is this sanitary sewer? Easement width may need to be increased if sanitary is 10 feet or deeper.
- 9K. Sanitary sewers and manholes need to be outside of the drainage way and floodplain.

**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. No comments.



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

**Site Plan**

- 12A. See redline comments on Engineered Site Plans & Site Plan Maps.
- 12B. Legal Description (place on 1st sheet of set):
  - 1. This should be a metes and bounds format for large areas with multiple lots and blocks. It should also reference the subdivision plat name (if a new subdivision plat is being submitted with the site plan). For small sites with just a single lot, use the lot, block, subdivision plat name, and filing number information as your legal description.
- 12C. Add the following required Real Property 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.
- 12D. Offsite easement? Contact Andy Niquette [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) for the easement concerns (Typical)
- 12E. Will a slope easement be required.



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. 1, Case # DA-1793-22**

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. 1**.

Please be aware PSCo has existing electric distribution facilities along East 48<sup>th</sup> Avenue. 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)