



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

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

August 1, 2024

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

**Re: Third 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 third 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 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 resubmit your technical corrections *after* the Administrative Decision.

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 set for Wednesday, August 28, 2024.

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  
Jacob Cox, ODA  
Filed: K:\SDA\1793-21rev3



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- See all the comments from Landscaping (Item 4).
- **This ISP will not be approved by Public Works until the subarea 2 master plan is approved.** (RSN 1364325). (Item 5)
- See the comments and redline from Traffic Engineering. (Item 6)
- See the comments and redlines from Aurora Water. (Item 7)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Comments were received from external agency.

- DEN provides the following comments: The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area’ for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) 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 48-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)

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

2A. This ISP will not be approved until the Subarea 2 master is approved.

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

3A. No comments.

#### **4. Landscaping Issues (Tammy Cook / 954-684-0532 / [tammyc@cgasolutions.com](mailto:tammyc@cgasolutions.com)/ Comments in bright teal) ISP**

- 4A. Sight triangles are not an encumbrance. The street trees are a requirement and a note should be added that they will be limbed up as they grow to provide the required clearance.
- 4B. Include the linework from previous plans which showed the 30' permanent gas easement.
- 4C. Per the previous comment to label the pond , show these labels darker as they do not read under this hatch pattern.
- 4D. Per the previous comment to label the pond, show these labels darker as they do not read under this hatch pattern.



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

#### **ISP**

- 5A. *This ISP will not be approved by Public Works until the subarea 2 master plan is approved.* (RSN 1364325).

### **6. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaise@auroragov.org](mailto:djkaise@auroragov.org) / Comments in amber)

#### **ISP**

- 6A. Note: they will be in the future when trunks exceed 6" and form a 'wall' within the sight triangle. Would accept 2-3 trees in triangle to reduce that effect.
- 6B. What is this line? Previously asked for removal.
- 6C. Edge line striping call-out needed.
- 6D. Gore hatch wrong direction.
- 6E. Edge line striping call-out needed.
- 6F. Add left turn arrow.

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

#### **Site Plan**

- 7A. Per the updated IWMP2 this can be a 16-inch unless you need a 24-inch to support your development.
- 7B. Remove "temporary" from all blow offs. For larger diameter mains, anything over 12-inches, the blow off needs to be 6-inch. Typical for all blowoffs.
- 7C. Advisory: I want to restate this since it has been a while since these plans have come in. Sanitary sewer mains over 15-inches require CDPHE approval. This will not hold up the ISP but is a requirement of civil plan approval.
- 7D. Adjust manhole to be outside of the 100-year flood plain.