



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

AuroraGov.org

December 11, 2024

Rick Wells
DIBC Cargo LLC
270 St Paul St Unit 300
Denver, CO 80206

Re: Second Submission Review: 60th Avenue at Box Elder - Infrastructure Site Plan
Application Number: DA-1478-14
Case Numbers: 2024-6039-00

Dear Rick Wells:

Thank you for your second submission, which we started to process on November 22, 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 referral agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and upload a new submission.

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 let me know. I may be reached at 303-739-7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fettig, AICP – Planner II
City of Aurora Planning Department

cc: Beccah Bailey Norris Design 1101 Bannock Street Denver, CO 80204
Jasmine Marte, ODA
Filed: K:\\$DA\1478-14rev2.rtf



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Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical comments on the infrastructure site plan

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Review comments were received by one (1) outside agency and have been incorporated into this letter.

2. Completeness and Clarity of the Application

- 2A. It is anticipated this application will be ready for administrative decision after the next review. If this is the case, staff will coordinate public notice requirements with the applicant.

Site Plan:

- 2B. No additional comments at this time.

3. Landscaping Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in teal

- 3A. Sheet 4: For the Xcel Easement- add the reception number.
3B. Sheet 10: Under the City of Aurora Notes: Repeat edited note no. 4 from the cover sheet.
3C. Sheet 10: Delete this note as it should be in the Aurora notes above.
3D. Sheet 10: In the Landscape Requirement Table: provide a shrub equivalent column to cover the tree shortage or add the two street trees that are deficient.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

4. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

Site Plan:

- 4A. **Comments not addressed:** add longitudinal slopes to streets, missing lighting information, missing curb ramps, and missing sidewalk provided on previous submittal.

5. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

Site Plan:

- 5A. Sheet 2: On typical sections will need ADT, design speed, and clear zone.
5B. Sheet 3: Can combine with the stop sign. Will need the Tibet Street name sign included. on sign.
5C. Sheet 3: Lettering will need to be lower and upper case. Ground-mounted street name signs do not have the Aurora logo on them.
5D. Sheet 3: On typical sections will need ADT, design speed, and clear zone.
5E. Sheet 4: The sight triangles did not print out.
5F. Sheet 4: Lettering will need to be lower and upper case. Ground-mounted street name signs do not have the Aurora logo on them.
5G. Sheet 14: Remove this tree. This could interfere with the sight distance of pedestrians crossing the street.

6. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org Comments in blue)

Site Plan:

- 6A. Sheet 3: Repeat request to add a hydrant at this location.
6B. Sheet 3: This hydrant was not on the previous submittal.
6C. Sheet 3: Why has this hydrant been moved across the street?
6D. Sheet 4: This hydrant was not on the previous submittal.



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- 6E. Sheet 4: This hydrant was not on the previous submittal.
- 6F. Sheet 6: Sheet 5 is not a continuation of this area.
- 6G. Sheet 8: Show more detail of Tibet Road and the water connection.

7. Aurora Water (Casey Ballard / 303-7382/ cballard@auroragov.org / Comments in red)

Site Plan:

- 7A. Sheet 4: Include a valve for the north leg.
- 7B. Sheet 4: Manhole is not to be in the gutter section.
- 7C. Sheet 4: Include easement line work and dimensions.
- 7D. Sheet 4: Pond plans appear to have been updated. Please adjust call outs to match.
- 7E. Sheet 4: Is this storm outside of the ROW going to be private per the note or public per the call out?
- 7F. Sheet 5: Deflection in a manhole is not to exceed 90-degrees.
- 7G. Sheet 5: Access is required to this manhole.
- 7H. Sheet 7: Advisory: Civil plans cannot be approved without easements being in for final approval.
- 7I. Sheet 8: Unless noted otherwise. This is to cover the several locations where the storm is marked as private or owned by Xcel.

8. PROS (Adison Petti / apetti@auroragov.org / Comments in mauve)

- 8A. PROS reviewed and had no additional comments at this time.

9. Land Development Services (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

- 9A. Land Development Services reviewed and had no additional comments at this time.

10. Land Development Services – Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

- 10A. Easement dedication to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

REFERRAL COMMENTS FROM OTHER AGENCIES

11. Xcel Energy

- 11A. Second submittal acknowledged; no further submissions required.