

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



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December 5, 2022

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

Re: Initial Submission Review - Port Colorado – Infrastructure Site Plan #1
Application Number: DA-1793-20
Case Number: 2022-6055-00

Dear Ms. Hall:

Thank you for your initial submission, which we started to process on Monday, November 7, 2022. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before December 28, 2022.

Note that all our comments are numbered. When you resubmit, include a *comment response 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.

Feel free to contact me if you have any questions or concerns. I can be reached at, 303.739.7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Diana Rael - Norris Design 1101 Bannock Street, Denver CO 80204
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\1793-20rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See the various redlines and comments from Planning (Item 1)
- See the various comments/redlines from Landscaping (Item 2)
- See the comments/redlines from Engineering regarding drainage and slopes (Item 3)
- See Traffic Engineering comments regarding crossings and other items (Item 4)
- See Real Property comments regarding easements (Item 5)
- See Aurora Water comments/redlines regarding easements, valves, and crossings (Item 6)
- See Life Safety comments/redlines regarding hydrants, phasing, and other items (Item 7)
- See PROS comments regarding open space (Item 8)
- See comments from outside agencies – Xcel Energy, CDOT, and Matrix.
- Please respond to each comment in your *response letter* and adjust the ISP #3 as required.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Stephen Rodriguez srodrigu@auroragov.org / 303-739-7186 / PDF comment color is teal.

1. Community Comments and Planning Comments

- 1A. Comments were received from outside referral agencies. See the comments included in and with this letter from Xcel Energy, Colorado Department of Transportation (CDOT), and Matrix. Respond to the comments in your resubmittal.
- 1B. Address the Site Plan redlines.

2. Landscape Comments

Reviewed by: Bill Tesauro / Btesauro@cgasolutions.com (954) 921-7781/ PDF comments in teal.

OVERALL COMMENTS:

1. Provide, label and dimension all proposed easements on the landscape plans. Also, please be sure to keep the proposed trees at least 10 feet away from the lines.
2. Please provide and label or darken all the proposed site triangles on the landscape plans. Also, please be sure to keep the proposed tree outside them.
3. Please provide and label all proposed stop signs on the landscape plans. Also, please keep the proposed trees at least 50 feet from in front of them.
4. Please provide and label all proposed fire hydrants on the landscape plans.
5. Please label all proposed lights on the landscape plans. Also, please be sure to keep the proposed tree canopy away from them.
6. Please label and dimension all proposed curbside landscaping on the landscaping plans.
7. Please label and dimension the proposed sidewalk on the landscape plans.
8. Please provide and label the property lines on the landscape plans.
9. Please do not include any contractors' notes, as the City does not review landscape construction drawings. Please update accordingly and provide the required landscape notes, as found in the landscape Reference Manual.
10. Please add "Not for construction."

SHEET L-1

1. Please add the two proposed variances to the landscape plans.
2. Please provide the entire east side curbside landscaping for Peterson Road north to N. 48th Avenue on the landscape plans and chart.
3. Please provide and label the required landscaping on the landscape plans and chart for Detention Pond on Sheet L-10.
4. Please do not include any contractors' notes, as the City does not review landscape construction drawings. Please update accordingly, please provide the required landscape notes, as found in the landscape Reference Manual.



5. Please revise note #1 to refer to the proposed variances and that the curbside landscape along each lot will be installed per plans prior to the issuance of a C.O. for each lot. Also, the proposed detention pond landscaping must be installed with each detention pond.

6. Please add "Not for construction".

SHEET L-2

1. Please add "Not for construction."

SHEET L-3

1. Please Label all the proposed symbols (looks like signs) on all the Sheets (Typical Circled) 2. Please Label one GY DI Tree on the plans.

SHEET L-4

1. Please label Peterson Road the plans.

SHEET L-5

1. Please move the line turn lane striping to clearly indicate the street name. (E. 38th Avenue)

SHEET L-6

1. Please label Pederson Road on the plans.
2. Please label the one tree not labeled on the plans.

SHEET L-8

1. Please label 4 GLSK tree on the plans.

SHEET L-9

1. Please label one KOPA tree on the plans.

SHEET L-11

1. Please label Sheet 11 in the right-hand corner.
2. Please provide the required landscaping for the detention pond.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering

Reviewed by: Kristin Tanabe / ktanabe@auroragov.org / Comments in **green**.

- 3A. C1 - The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 3B. C2 – Address the timing of Colfax improvements as well as Manila Road improvements as those streets are included in the plan set.
- 3C. C6 – Clarify what street this. Is it 32nd Avenue?
- 3D. C6 – Show and label ultimate ROW, typical.
- 3E. C10 – Provide proposed contours for the new roadway, typical.
- 3F. C15 – Maintenance access is required to each side of the culvert.
- 3G. C15 - Why does the proposed pavement not extend to 48th Avenue as the typical section indicates?
- 3H. C17 – A minimum 2% slope is required for the pond bottom and maintenance access is required to each side of the culvert.
- 3I. C20 – A minimum 2% slope is required for the pond bottom.

4. Traffic Engineering

Reviewed by: Dean Kaiser / djkaiser@auroragov.org / Comments in **gold**.

- 4A. C28 – RIGHT LANE MUST TURN RIGHT (R3-7A) sign required. Marking call-outs needed (type, size, and color). Where are the railroad crossing markings? (Note Thermoplastic markings).
- 4B. C29 – Call out Thermoplastic markings. *See note about taper. The taper rate is too sharp.
- 4C. C30 – Marking type (Thermoplastic). Must be W1-7. Warning Two-Direction Large Arrow (48'X24').
- 4D. C31 – Marking type/call out (Thermoplastic).
- 4E. C32 – Lane use control signing on each approach required. Grade crossing markings are needed.
- 4F. C33 – See various comments.
- 4G. C34 – Identify signs.
- 4H. C39 & 40– Why are trees in the sight triangle?

5. Real Property

Reviewed by: Andy Niquette and Roger Nelson / Comments in **magenta**.

- 5A. See the various comment redlines on the Site Plan regarding notes, labels, reception numbers and ROW width.



6. Aurora Water

Reviewed by: Casey Ballard // (303) 739-7382) (Comments in red)

- 6A. C2 – Based on recent conversations is this note still valid?
- 6B. C7 – Where is the alternate #2 discussed? Having a secondary water line run parallel is not supported.
- 6C. C11 – Please contact Aurora Water regarding this alternate#2 layout scenario.
- 6D. C11 – Call out the butterfly valves.
- 6E. C11 - The current PIP shows alternate 2 going south along Schumaker Road on the exhibit. The narrative states along Schumaker to east Colfax and then to the nearest point of connection.
- 6F. C12 - Call out the stub and size.
- 6G. C12 – Easement will be needed for all hydrants, not within the public ROW.
- 6H. C12 – Is there a line type or hatch that can be used to show the future rail locations?
- 6I. C12 – Crossings of railroads should be at significant right angles.
- 6J. C13 – The western butterfly valve can be removed and the main needs to be looped.
- 6K. C14 – Check the number of butterfly valves. Recommendation is every 1000 feet or at critical points.
- 6L. C14 – This valve is not needed as the PRV will include valves on either side of the PRV for maintenance purposes.
- 6M. C14 - Call out stub and include necessary easements. Typical for all stubs.
- 6N. C16 – This valve is not needed, and what are the dimensions for this proposed easement?
- 6O. C17 – Maximum slope for access paths is 10%. Typical for all maintenance and access paths.
- 6P. C17 – Please move this street label so that the fittings can be seen.
- 6Q. C20 – Please check the grading around all maintenance paths.
- 6R. C21 - Is this area entirely flat? Making sure that contours are shown if there is a grade change.
- 6S. C22 - Have discussions been started with the Air and Spaceport regarding water/sanitary across their property? Easements will be a major issue as well as manhole placement.
- 6T. C22 – Where does the gravity sanitary main connect to?

7. Life Safety

Reviewed by: William Polk/ 303-739-7371 / wpolk@auroragov.org (See blue comments)

Site Plan Comments:

- 7A. C1 - Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 7B. C2 – The use of “district” is not applicable in this note. Please replace the district with approved.
- 7C. C5 - Please provide a separate detail showing the proposed fire hydrants and looping of the water supply.
- 7D. C5 - The fire hydrants shall be placed on average 500' and be arranged on an alternating basis.
- 7E. C7 - The fire hydrants shall be placed on average 500' and be arranged on an alternating basis. Start at the highlighted fire hydrant which is approximately 500' from the closest fire hydrant located on the immediate adjacent street.
- 7F. C7 – Why is there two purposed fire hydrants at this location? Only one hydrant is required.
- 7G. C11 - Please elaborate on the proposed alternative water lines and how they establish a looped water supply.
- 7H. C12 – Will there be a future roadway through this area?
- 7I. C13 - Advisory Note: Dead-end water lines supplying fire hydrants must maintain a minimum available residual pressure of 20 PSI for firefighter purposes. No More than one fire device is allowed off a dead-end water line looped system. Since the water line exceeds 150' it will require a calculation to be shown on the Utility sheet of the civil drawings. The calculations provided must reflect no less than a 20-PSI residual.
- 7J. C13 - It appears that there are fire hydrants that don't serve an adjacent street. What is the intended purpose of fire hydrants located greater than 8' from a street?



8. Parks and Recreation (PROS)

Reviewed by: Curt Bish / 303-739-7131 / CBish@auroragov.org (Comments in purple)

- 8A. C21 - The amount of acreage in PA-4 being occupied by the detention pond is inconsistent with the Sub Area 6 Master Plan. There is practically no leftover open space which could be potentially developed in the future to benefit this easternmost portion of Port Colorado, such as space accessible with frontage along 38th Avenue which could provide amenities to primarily serve the employees in this area.

9. Xcel Energy / Donna George ROW and Permits / donna.l.george@xcelenergy.com / 303-571-3306

- 9A. Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for **Port Colorado Sub Area 6 Phase 1** and requests that 10-foot-wide utility easements are dedicated on private property abutting the rights-of-way of: East 48th Avenue, Peterson Road, and Schumaker Road.

Please be aware PSCo owns and operates existing overhead electric distribution facilities in the southwest corner of the subject property. As the project progresses, the property owner/developer/contractor must complete the application process for any new electric service, or modification to any of the existing facilities via xcelenergy.com/InstallAndConnect.

10. Colorado Department of Transportation / Steven Loeffler

- 10A. See the attached comments and redlines for the project. Respond in detail to the comments in your comment response letter and include revisions in the ISP.

11. Matrix Design / Patrick Chelin

- 11A. See the attached comment letter from Matrix and respond to the comments in your comment response letter.