

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



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February 11, 2020

Mark Witkiewicz
Westside Investment Partners
4100 E Mississippi Avenue, Suite 500
Denver, CO 80246

Re: **Third Submission Review:** 64th Avenue Improvements E-470 to Jackson Gap – Infrastructure Site Plan
 Application Number: DA-2205-00
 Case Number: 2019-6049-00

Dear Mr. Witkiewicz:

Thank you for your third submission, which we received on January 21, 2020. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

The administrative decision date for the application is tentatively set for March 4, 2020. Further instructions for administrative decision notice requirements will be sent as this date approaches. In the interim, please address all outstanding redline comments and resubmit the Infrastructure Site Plan. Technical corrections submittals will be required following 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, Senior Planner
City of Aurora Planning Department

cc: Eva Mather, Norris Design, 1101 Bannock Street, Denver, CO 80204
Cesarina Dancy, ODA
Filed: K:\\$DA\2205-00rev3.rtf



Third Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. Please address minor redline comments on the Cover Sheet.

1B. As a reminder, the city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your Site Plan mylars can be routed for signatures or recorded. Please review these CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting your final mylars.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

2A. Update the note on Sheet 7 to remove reference to the former Zoning Code.

2B. While not formerly adopted, updates are under review for the UDO that would prohibit white rock from being installed in medians. This is because it's very stark and reflective compared to more natural-colored rock that blends in better with the Colorado landscape. Staff highly recommends replacing the white rock with natural-colored rock.

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

3A. The Infrastructure Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

4. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

4A. Add lane assignment arrows and lane delineation. Multiple north / south streets appear too narrow to support the needed lanes identified in the Traffic Impact Study. See redline comments in the Infrastructure Site Plan.

4B. The vertical median element is missing in the detail on Sheet 3. Please update.

4C. The Traffic Impact Study is approved.

5. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

5A. Verify that the storm water line noted on Sheet 5 can cross the culverts and maintain enough fall to reach the sediment pond.

5B. Please show the existing utilities in Harvest Road.

5C. Relocate the requested valve outside of the intersection on Sheet 5.

5D. Revise the hydrant location to face 64th Avenue.

5E. Add a 24" valve where requested on Sheet 6.

5F. As stated in previous reviews, access will need to be provided for the manholes noted on Sheet 4. Access paths cannot exceed 10% longitude and 2% latitude. Grading or manhole locations may need to be revised accordingly.

5G. Add a callout for removal of the existing culvert crossing.

5H. Is the sanitary line going to be installed with a casing? Please clarify.

5I. Address all additional redline comments on Sheets 406.



6. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

6A. Add the PROS standard median notes to Sheet 8.

6B. Update the material schedule on Sheet 8 per redline comments.

6C. PROS needs a minimum of 25' of uninterrupted concrete to pull various maintenance / water vehicles onto the median nose. Please revise and provide 25' behind the sign location.

6D. Label all concrete nose lengths.

6E. If signs are proposed in the medians, please verify sight triangle compliance with Traffic Engineering.

6F. Update the detail on Sheet 16 per redline comments.

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

7A. Dedicate all easements and rights-of-way as separate documents. Contact Andy Niquette to start the process. This must be done prior to ISP recordation.

8. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

8A. Public Service Company of Colorado's Right of Way & Permits Referral Desk has no further concerns or comments other than what has already been conveyed for 64th Avenue Improvements E-470 to Jackson Gap.