

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



December 30, 2019

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

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

Dear Mr. Witkiewicz:

Thank you for your second submission, which we received on December 9, 2019. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Since many 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 Tuesday, January 14, 2019.

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,

A handwritten signature in blue ink that reads "Sarah Wile".

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\2205-00rev2.rtf



Second Submission Review

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

- 1A. Update the Data Block to ensure accurate information.
- 1B. Change the street name of De Gaulle Street to Denali Street throughout the ISP.
- 1C. Update the Letter of Introduction following the median discussions with PROS.
- 1D. 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. Regroup / shift the proposed trees within the curbside landscape to accommodate the required street trees. See redline comments on Sheets 9-13.
- 2B. Sod is not permitted in curbside landscape areas that are less than 10' in width.
- 2C. If the city is not maintaining the median, then trees should be provided as they were with the initial submittal.
- 2D. Has the "Temporary COA Truck Irrigated Water Use Hydrozone" been approved by the city?

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

- 3A. Update the Traffic Impact Study per redline comments.
- 3B. Sight triangles are missing from the ISP. Work with landscaping to ensure that appropriate sight triangles are provided. Assume that Gun Club Road, Denali Street and Harvest Road are a stop condition.
- 3C. Review taper rates for left-turn pockets. It appears that right-turn pockets are appropriate tapers and this is needing to create two lanes, so this would need to be double as long.
- 3D. 12' minimum is required for turn lanes. 14' is also acceptable.
- 3E. Double lefts require a minimum of two 12' lanes.
- 3F. Address additional redline comments in the ISP.

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

- 4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 4B. Add the requested note to the Cover Sheet.
- 4C. Label curb ramps and curb radius for all intersections / accesses.
- 4D. Include longitudinal slopes.
- 4E. Maintenance access needs to extend to the street. A mountable curb is required at accesses.



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

5A. It is unclear who will be responsible for maintaining the medians based on the information provided in the second submittal. The applicant's responses to Item 5A states that 64th Avenue will be maintained by PROS, but Items 5B, 5C and 5D contradict this statement. This issue must be clarified to ensure that all parties have a consistent understanding of whether PROS' criteria and standards apply to the landscape design. *Please coordinate with PROS staff before the next submittal so that clarification is obtained and direction regarding appropriate design parameters can be provided to minimize subsequent resubmittals.* Upon clarification, please add a separate note to Sheet 6 that specifies who will be maintaining the medians. If PROS is maintaining the medians, they must meet the current xeric standard.

5B. Plant material is not allowed in the median nose for visibility, safety and access purposes. Please move all plant material and boulders to behind the start of the turn lane.

5C. See additional comments on Sheets 8-15 regarding the median design.

6. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

6A. Access needs to be provided to all manholes. Access must conform to the requirements of Section 5.06 and should be shown in the ISP.

6B. Include a valve around the areas noted on Sheets 4 and 5. Exact locations will be identified on the Civil Plans.

6C. Call out the main size for the north / south legs of the cross fitting on Sheets 4 and 5.

6D. Valves on 12" and smaller mains shall be gate type. Valves on lines larger than 12" shall be butterfly type. See Section 15 for additional information. Valves should be identified on the ISP, but details of the valves can be shown on the Civil Plans.

6E. Is any portion of the sanitary main being constructed with this ISP? If so, extend stub outs from under the proposed pavement and indicate the portions that will be constructed.

6F. Move the fire hydrant on Sheet 6 to the east to accommodate the lowering of the culvert. Consider tapping the hydrant off of the 8" stub. This will keep the numbers of taps on the 24" main at a minimum.

6G. Adjust the light pole to be off of the culvert.

6H. Adjust the water main on Sheet 6 so that it has 5' of clearance from the lip of the curb.

6I. Crossings of culverts or large storm mains (48" and above) will require a carrier pipe.

6J. When providing access for manholes or detention ponds, ensure it extends to the paved right-of-way and that no trees, shrubs or other vegetation overlaps the access path.

6K. Adjust landscaping so that maintenance access is not impeded per redline comments on Sheet 13.

6L. Review previous comment on Sheet 13 about relocating the fire hydrant and adjusting the landscaping.

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. This must be done prior to ISP recordation.

7B. Revise notes on the Cover Sheet per redline comments.



8. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

8A. The fire hydrant indicated on Sheet 6 does not meet the city's distance standard. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement or public right-of-way. Fire hydrants must be placed at least 1-foot in front or behind of a sidewalk while still meeting the minimum back of curb clearance requirements. Please relocate the fire hydrant to be within the required distance.

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

9A. Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the second referral documentation for 64th Avenue Improvements E-470 to Jackson Gap, acknowledges the comment response and requested changes made to the plan set. However, any changes made to the grade must not diminish the cover over the electric facilities, which must be a minimum of 30-inches. PSCo is able to raise its lines in this situation, but not lower them, should this be necessary.

10. E-470 Public Highway Authority (Chuck Weiss / 303-537-3420 / cweiss@e-470.com)

10A. Occupying space for utility work, access, and any construction within the E-470 ROW, MUE, and property owned in fee is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$75,000 per acre for construction, and \$750 for permitting.

10B. It appears that the western portion of the Gun Club Road intersection falls within the Authority's MUE. Please label the limits in the plans. An ownership map has been attached for your reference.

10C. The Gun Club Road intersection will need to meet minimum spacing requirements from the E-470 northbound ramps.

10D. Additional comments will be issued as the design progresses.

11. Denver International Airport (Tim Hester / 303-342-2391 / tim.hester@flydenver.com)

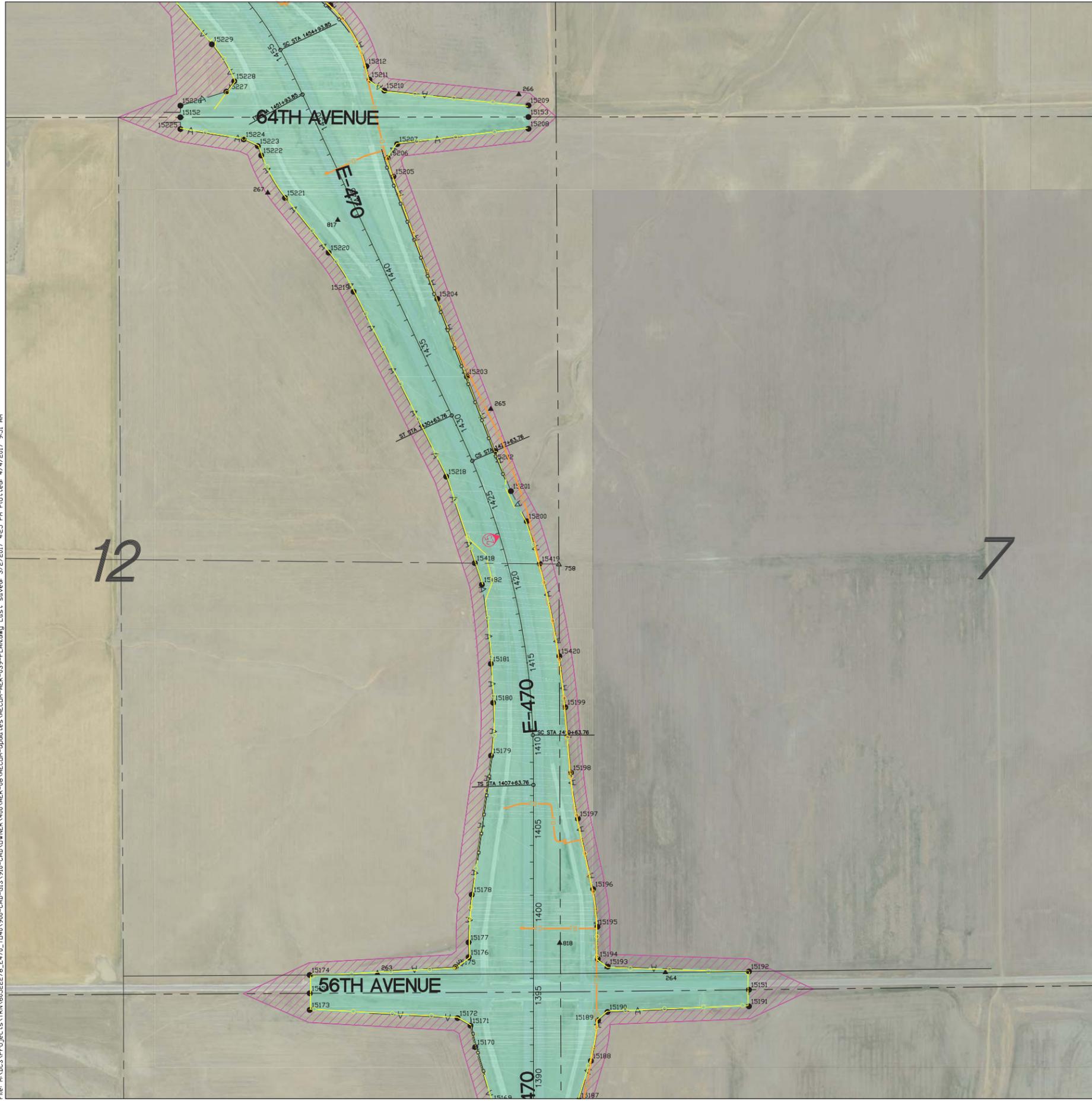
10A. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined ("Notice Criteria Tool") and/or the filing can be initiated is:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

10B. The proposed improvements fall completely within the DEN 10,000' Critical Space separation criteria for the final build-out of proposed Runway 7R/25L (the 64th Ave improvements will be located within 1 mile of the runway centerline). The USDA wildlife biologists assigned to DEN manage DEN's Wildlife Hazard Management Plan and request coordination as this project progresses and will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33 (see attached). 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. Additionally, fruit-producing trees and shrubs should be avoided.

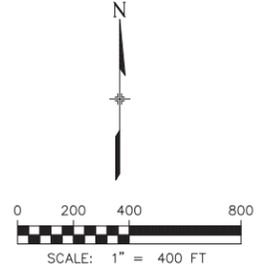
10C. How was the 15% heavy vehicle percentage determined? Should this be higher, considering the heavy amount of freight usage in the corridor?

File: M:\DCS\Projects\TRN\6052278_E470_T04\900-CAD-GIS\910-CAD\DWG\NER\08\AECOM-updates\AER-039-PLAN.dwg_Lost saved 3/2/2017 4:25 PM Plotted: 4/1/2017 9:51 AM



SECTION: 12
 TOWNSHIP: 3 SOUTH
 RANGE: 66 WEST

 SECTION: 7
 TOWNSHIP: 3 SOUTH
 RANGE: 65 WEST
 ADAMS COUNTY

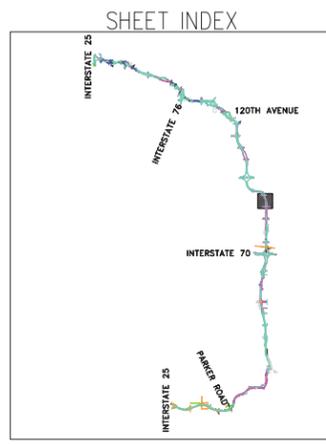


SEQ	PARCEL ID	NAME
117	181900000190	LC FULENWIDER INC.
117A	2	CITY OF AURORA
118	182100000167	LC FULENWIDER INC.
118A	3	CITY OF AURORA
119	182100000166	VAN SCHAACK HOLDEN, LTD

LEGEND

	PARCEL ID (ORIGINAL PARCEL)
	PARCEL ID (MODIFIED PARCEL)
	(RE): E470 PHA REMNANT
	(TK): FEE TAKE RIGHT-OF-WAY
	(PE): PERMANENT EASEMENT
	(MUE): MULTI-USE EASEMENT
	(UE): UTILITY EASEMENT
	(SE): SLOPE EASEMENT
	(DIT),(DR),(FE): DITCH COMMON USE AREA OR DRAINAGE/FLOOD EASEMENT
	(CUA): COMMON USE AREA
	(IE): INGRESS/EGRESS EASEMENT

	SECTION LINE
	PROPERTY LINE
	FENCE LINE
	SNOW FENCE
	FIBER OPTIC TOLL BOOTH LINE
	E470 R.O.W. MONUMENT
	E470 PRIMARY CONTROL MONUMENT
	CONSTRUCTION CONTROL MONUMENT
	BENCHMARK MONUMENT
	E470 MILE POST



E470 PHA
 RIGHT OF WAY

REVISIONS	BY	DATE	Scale: 1" = 400 FT
			Field Book:
			Surveyed by: LEL
			Calculated by: LEL
			Drawn by: LEL
			Checked by: LEL

DATE: March 31, 2017
JOB NO:
SHEET: AER-039-PLAN