

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



October 31, 2019

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

**Re: Initial Submission Review:** 64<sup>th</sup> 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 initial submission, which we started to process on Monday, October 7, 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 Friday, November 22, 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,

Sarah Wieder, Senior Planner  
City of Aurora Planning Department

cc: Eva Mather, Norris Design, 1101 Bannock Street, Denver, CO 80204  
Susan Barkman, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\2205-00rev1.rtf



## *Initial Submission Review*

### **1. Planning** (Sarah Wieder / 303-739-7857 / [swieder@auroragov.org](mailto:swieder@auroragov.org) / Comments in teal)

- 1A. Please provide a new property owner authorization letter that includes signatures from all property owners. The letter that was provided only includes the signature of one party. Although it is understood that all property owners are coordinating on this application, this is a legal requirement and must be received in order to start the next round of review.
- 1B. Update the Letter of Introduction to include additional details and to revise inaccurate information per redline comments.
- 1C. The approval criteria included in the Letter of Introduction should be updated to reflect the new approval criteria in the Unified Development Ordinance.
- 1D. Provide a Data Block on the Cover Sheet of the ISP. It should include the present zoning classification(s), overall ISP area, hard surface area, and landscape area. Calculations should be in both acres and square feet.
- 1E. Revise the Signature Block to include additional lines for property owners as there are multiple property owners that will need to sign in the future.
- 1F. Please include a Key Map on all sheets within the ISP and note the north / south streets for reference points.
- 1G. On Sheet 2, please label the boundaries of all Framework Development Plans adjacent to this ISP, note the zoning districts of all parcels, and state the current ownership.
- 1H. Label the width of the sidewalk on the Landscape Plan.
- 1I. Please coordinate with the city's Addressor to determine the correct street names for the north / south streets prior to the next submittal. See Item 9 for additional information.
- 1J. 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](mailto:kbish@auroragov.org) / Comments in bright teal)

- 2A. The shrub calculation is based upon the total square footage of the curbside landscaping (tree lawn). Native seed can be added in between the required shrubs. The calculation is not based upon providing all native seed and then supplementing with shrub beds. Shrubs are calculated first and then native seed may be provided between beds. The calculation should be done for the north and south sides of the road separately.
- 2B. The approximate square footage calculation for the north side of 64<sup>th</sup> Avenue is 48,960 square feet. The shrub count is off.
- 2C. Do not use dashed boxes around the entire image. Only use dashed line to represent match lines.
- 2D. Increase the scale of all Landscape Plan drawings. The shrubs / grasses are too small to read as these plans are used by our inspectors out in the field at 11" x 17".
- 2E. Label the hatch per redline comments on Sheet 5.0.

### **3. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in orange)

- 3A. Traffic signal escrow ordinance will apply to all of the future traffic signal locations. Add requested note on the Cover Sheet.
- 3B. Add sight triangles to all north / south roadway connections unless traffic signals will be warranted and provided for during the roadway build year.
- 3C. Revise striping per redline comments on Sheet 2.2.
- 3D. Lengthen the turn lane to 100' plus taper at Jackson Gap Road.
- 3E. There are concerns about the median plantings for left turns.
- 3F. Call out the access for Harvest Mile / Fulenwider PA-9 and PA-10 on Sheet 2.3.
- 3G. Address all redline comments on the Traffic Impact Study.

**4. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto: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 notes to the Cover Sheet per redline comments.
- 4C. Label curb return radius and curb ramps at each intersection or access.
- 4D. Label all slopes.

**5. PROS** (Chris Ricciardiello / 303-739-7154 / [cricciar@auroragov.org](mailto:cricciar@auroragov.org) / Comments in purple)

- 5A. Is 64<sup>th</sup> Avenue from E-470 to Jackson Gap Road a major arterial or a minor arterial? PROS policies state that the department will not maintain a minor arterial.
- 5B. Coordinate with PROS regarding potential request for median maintenance. As currently shown, the median dimensions, design and landscaping do not meet PROS standards.
- 5C. If the median landscaping is expected to be maintained by PROS, the design must be submitted directly to PROS for review.
- 5D. Arterial medians must include median splash block and cover.

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

- 6A. Address question regarding water main on Sheet 2.0.
- 6B. Provide a Key Map on all sheets.
- 6C. At the intersection of future Gun Club Road and 64<sup>th</sup> Avenue, include a stub to the north to match the High Point at DIA Master Utility Study. This stub should be a 16" diameter. To prevent the water from exiting the intersection diagonally, consider extending the 24" north of the intersection, then downsizing after sending it west.
- 6D. Identify the type of manhole (sanitary, sewer, telecom, etc.) and ownership information if known.
- 6E. Storm laterals should not extend beneath pedestrian ramps.
- 6F. Adjust text labels so that the water main stub can be seen.
- 6G. Extend all water stubs out from under proposed pavement.
- 6H. Ensure there is a minimum of 5' from the fire hydrant to the light pole.
- 6I. Call out all water main sizes.
- 6J. Show the cross fitting where indicated per redline comments.
- 6K. Resistivity test results are required with the Civil Plan submittal. Based on the results of this test, the fire hydrant lateral may be constructed of PVC.
- 6L. Call out connections to existing water main, including existing main size at stub, at the intersection of 64<sup>th</sup> Avenue and Jackson Gap Road.
- 6M. Sanitary sewer was planned to head south through Porteos PA-8A and PA-8B to eventually serve PA -9C. How is sanitary sewer going to be extended to Porteos PA-9C and PA-9B?
- 6N. Adjust storm inlets to the curb.

**7. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- 7A. Add a fire hydrant in the location noted on Sheet 2.4.
- 7B. Relocate a fire hydrant per redline comments on Sheet 2.4.

**8. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 8A. The street that is called out as De Gaulle Street may actually be Denali Street. Please rectify this issue with the city's Addressor (see Item 9).
- 8B. Dedicate all easements and rights-of-way as separate documents.
- 8C. See additional redline comments on the Site Plan.



**9. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

9A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include parcels and street lines at minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found [here](#).

**10. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

10A. See the attached comment letter.



Right of Way & Permits

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

October 25, 2019

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Sarah Wieder

**Re: 64th Avenue Improvements E-470 to Jackson Gap, Case # DA-2205-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plans for **64th Avenue Improvements E-470 to Jackson Gap**. Please be aware PSCo owns and operates existing electric distribution facilities in conduit including manholes within the East 64<sup>th</sup> Avenue right-of-way between E-470 and Harvest Road, and requests that these facilities are shown on the plans.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Should the project require modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com