

March 23, 2021

Stephen Rodriguez

City of Aurora Planning Department

15151 E. Alameda Parkway, Suite 2300

Aurora, CO 80012

Re: **2nd Submission Review** – JAG Logistics – Site Plan with Adjustment and Plat

Application Number: **DA-1903-24**

Case Number(s): **2018-6044-04; 2020-3065-00**

PLANNING DEPARTMENT COMMENTS

1A. Please provide an update on the negotiations regarding the amendment of the Surface Use Agreement (SUA), that would result in Anadarko's relinquishment its right to use the subject property in Porteos for oil and gas operations.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter.

1B. Final approval of the Site Plan Amendment cannot be granted prior to the portion of the site located in the "No Build Zone" as identified in the Surface Use Agreement.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter.

1C. Please add the 268 truck/trailer spots to the Parking Data Table.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Trailer data has been added.

1D. Please dimension the truck/trailer parking stalls.

RESPONSE: Trailer parking stall dimensions added.

LANDSCAPING COMMENTS

2A. Approximately 40 shrubs are needed within the Powhaton curbside landscape. No More than 40% can be grasses.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Landscaping has been revised.

2B. Update the landscape tables where indicated.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Landscape tables have been updated.

ADDRESSING

3A. No addressing needed at this time.

RESPONSE: Acknowledged.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4A. Cover Sheet- The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

RESPONSE: Acknowledged.

4B. This will be a public document and must be able to be duplicated. Remove the copyright statement.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Copyright statement has been removed.

4C. Add the following note: "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Note has been added to cover.

4D. CSP-2 – Are there any proposed stop signs at the new access points?

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Stop signs have been added at new access points.

4E. Aren't these trailer parking spaces as well?

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Those are also trailer parking spaces, leader has been revised.

4F. Dimension drive aisles.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Drive aisles dimensions have been added.

4G. CSP-3 – Drainage easement is shown on the plat.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Sheets have been updated.

4H. Why isn't the 15' access easement being dedicated by plat?

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. See plat, access easement if offsite.

4I. CSP-6 – Are there any curb opening here? Minimum 2% slope for swale.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. There is no curb opening in the marked location, flow goes to inlet.

4J. Add a note indicating if the storm sewer system is public or private and who will maintain it.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Note has been added.

4K. CSP-7 – Access easement required to this access as well. Drainage easement is shown on the Plat.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Access easement has been added.

4L. A sidewalk easement is not used for maintenance access. Remove label.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Label has been removed.

4M. CSP 11 & 12 – Add a note indicating if the storm sewer system is public or private and who will maintain it.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Note has been added.

4N. CSP 43 – Label access easement. 2% slope for swale typical.

RESPONSE: Access easement label has been added.

4O. Sheet 4 – Access easement required from drainage easement to access easement for pond maintenance access.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Access easement has been added.

4P. Portion of access easement within the site should be dedicated by plat.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Acknowledged, see plat.

TRAFFIC ENGINEERING

5A. Contact the reviewer directly for comments.

RESPONSE: Acknowledged, reviewer had no additional comments.

FIRE/LIFE SAFETY

6A. Provide gate sections for the new gating systems. Also, please start the license agreement process with Real Property.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Comment refers to previous amendment, License agreement has already been completed. See reception number 2020000035720.

6B. Please eliminate this fire hydrant.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Hydrant has been eliminated.

6C. For fire hydrants that are subject to impact by motor vehicles, bollard protection shall be provided. Identify and provide bollard protection for this fire hydrant.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Bollards have been added.

6D. In lieu of three additional fire hydrants along the amended parking area, relocate the identified curb islands to align with nearby curb islands that have fire hydrants. This relocation will provide clear and direct access to other proposed fire hydrants, eliminating unnecessary fire hydrants. Please check with COA planning if this recommendation will meet their design requirements.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Curb island locations have been revised.

6E. With the relocation of the curb island in this area this area must remain unobstructed to provide unobstructed access to the fire hydrant from the North and South.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Acknowledged, unobstructed access is provided.

6F. With the relocation of the curb island this area must remain unobstructed to provide unobstructed access to the fire hydrant from the North and the South.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Acknowledged, unobstructed access is provided.

AURORA WATER

7A. CSP-7 – License agreement will be required for all crossing of private storm over public utility easements.

RESPONSE: Comment Addressed on last submittal. Comments was removed on plan set but was not removed on comment letter. Acknowledged, required license agreements will be completed.

REAL PROPERTY

8A. See the red line comments on the plat and site plan. Make sure the new plat boundary is represented by a metes and bounds description and that description is matched and shown of the site plan. There is a new proposed fence/gate show that encroaches into a couple of easements. Contact Grace Gray. (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

RESPONSE: Acknowledged. Fence/gate comment refers to a previous amendment, License agreement has already been completed. See reception number 2020000035720.

9A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for the above captioned project and has no particular concerns.

RESPONSE: Acknowledged.