

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



August 1, 2019

Bill Wichterman
A & C PROPERTIES
4530 Shea Blvd. #100
Phoenix, AZ 85028

Re: Initial Submission Review – Porteos (Infrastructure CSP)
Application Number: **DA-1903-13**
Case Number(s): **2019-6032-00**

Dear Mr. Wichterman:

Thank you for your initial submission, which we started to process on Monday, July 8, 2019. 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 Thursday August 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.

Your estimated administrative decision date is tentatively set for Wednesday, October 2, 2019. Please note that all abutter notices for administrative decisions must be sent at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Stephen Rodriguez, Planning Supervisor
Leanne Vielehr – Norris Design 1101 Bannock St Denver CO 80204
Susan Barkman Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\1903-13rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address remaining comments from Landscaping, Engineering, Traffic Engineering, Life Safety, Aurora Water, and Real Property for the ISP, PIP Amendment, Master Utility Letter and Traffic Impact Memo.
- See comments at the end of this letter from Xcel Energy.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1A. Referrals were sent to abutting property owners and outside agencies and comment. No comments were received to date.

2. Completeness and Clarity of the Application

2A. The application as submitted is complete.

3. Landscape Design Issues

Reviewed by: Kelly K. Bish / kbish@auroragov.org / 303-739-7189 / PDF comment color is bright teal.

Sheet 7

- Update the Standard Right of Way Table per the comment.

Sheet 9

- Turn the mulch hatch off as it makes it difficult to read the actual plant material. Handle the mulch treatment with a note.
- Please include the landscaping for the south side of the street so that a comprehensive review can be done that includes both sides to ensure a uniform streetscape.
- Include the streetscape associated with JAG. It should be grayed back and a note added to the plan that states that the streetscape to be installed by the adjoining property owner.
- Change some of the tree species comments.

Sheet 10

- Change some of tree species per the comments.

Sheet 11

- The landscape plans prepared for Powhaton Road south of 60th Avenue have a 3' rock strip along the entire face of the road and not just in front of the shrub beds. Please replicate along Powhaton from 60th to 64th.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Engineering (Public Works)

Reviewed by: Kristin Tanabe 303-739-7306 / ktanabe@auroragov.org

4A. ISP Sheet 1 - The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

4B. please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

4C. Sheet 3 – Dimension existing sidewalk.

4D. Sheet 5 – 10' sidewalk typical.

4E. PIP Amendment Page 1 - Why only on the south side? Removing bike lanes and providing multi-use sidewalks requires 10' minimum width.

4F. Sheet 1 – 108" with the additional sidewalk width.

4G. This should be 10' as well.

4H. 106'? Isn't the section carried through?



5. Traffic Engineering

Reviewed by: Brianna Medema 303-739- / bmedema@auroragov.org

- 5A. Traffic Impact memo – See the numerous redlines in the Traffic memo.
- 5B. PIP Amendment – See redlines regarding NEATS, Traffic memo and crossings.
- 5C. ISP Sheet 1 - Add note " Traffic Signal Escrow will apply at multiple locations and will be applied per percentage of land area per Planning Area and will comply with the adopted Traffic Signal Escrow Code."
- 5D. Proposed laneages do not match NEATS. Ensure proposed laneages match NEATS and Traffic Memo auxiliary lane recommendations to CDOT SHAC. Provide dimensions for all auxiliary lanes.
- 5E. Sheet 3 - Reduced section is not supported by Traffic Engineering. Per NEATS two through lanes are needed in each direction to Powhaton Rd.
- 5F. Left turn pocket looks like it needs to be longer.
- 5G. Dimension all turn lanes. Include taper ratio provided.
- 5H. Two through lanes in each direction per NEATS.
- 5I. Additional through lane is required in each direction. Update to match NEATS. EB right turn lane needs to be dimensioned and match SHAC recommendations (blue in memo).
- 5J. Additional Stripping comments will be coming in Civil Plan review.
- 5K. Sheet 5 – Turn left sign. Where is this placed?
- 5L. Additional stripping plans will be coming in Civil Plan review.
- 5M. Location of all of this landscaping will change once the NEATS required laneage is included.
- 5N. PIP Amendment - See the various comments on the PIP regarding reduced laneages, NEATS, turn lanes and additional ROW at intersections per TIS and Traffic memo.

6. Life Safety

Reviewed by: Mark Apodaca 303-739-7656 / mapodaca@auroragov.org

- 6A. ISP Sheet 1 – see redline comments regarding site plan notes.
- 6B. Sheet 3 - Show the location of all existing and proposed fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant. This will ensure proper coordination with fire hydrant spacing.
- 6C. Please add existing fire hydrants to all appropriate legends, Typical.
- 6D. Please update the scales for this page.
- 6E. Please label the existing fire hydrants.
- 6F. Sheet 4 – See numerous comments regarding fire hydrant locations.
- 6G. Sheet 5 - See the numerous comments regarding fire hydrants.
- 6H. Sheet 6 - Show the location of all existing and proposed fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant. This will ensure proper coordination with fire hydrant spacing.
- 6I. PIP Amendment - Provide a detail of the revised 106' Modified 4-Lane Arterial within the civil plan package. (Mike Dean).

7. Aurora Water

Reviewed by: Casey Ballard 303-739-7296, cballard@auroragov.org

- 7A. ISP - Sheet 4 – The 24 -inch main and valves should be on the east/west legs of the cross; the 16-inch main valves are on the north/south legs.
- 7B. Label the existing 24-inch cap.
- 7C. Access is to be provided to this manhole.
- 7D. Indicate which pressure zones are on which side of the PRV.
- 7E. Is this a proposed inlet?
- 7F. Label the 12-inch gate valve.
- Sheet 5
- 7G. Redirect the gravel path to avoid going over the existing valve.



7H. Is this an existing 8-inch valve?

Sheet 6

7I. Plan set for JAG offsite shows this hydrant on the north side of 64th Avenue.

7J. MU Letter – Missing calculations.

8. Real Property

Reviewed by: Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / PDF comment color is magenta.

8A. See the red line changes on the Site Plan. Submit the separate documents directly to Andy Niquette for the review process. Make sure you submit all the necessary accompanying documents for those dedications: closure sheets, ownership information sheets and Certificate of Taxes Due statements.

9. Xcel Energy

9A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Porteos Infrastructure Site Plan** and has no apparent conflict.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George

Right of Way and Permits

Public Service Company of Colorado / Xcel Energy

Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com