



Planning Division
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August 18, 2021

Gregg Johnson
HM Metropolitan District No. 1
8390 E Crescent Parkway, Suite 300
Greenwood Village, CO 80111

Re: Second Submission Review: 68th Avenue and Harvest Road at Denali Logistics Park – ISP
Application Number: DA-1478-06
Case Number: 2021-6028-00

Dear Mr. Johnson:

Thank you for your second submission, which we received on July 30, 2021. We reviewed it and attached our comments along with this cover letter. This letter contains comments from all city departments and outside agencies.

Since many important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 7, 2021.

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 and Development Services Department

cc: Allison Graham, Dig Studio, 1521 15th Street, Denver, CO 80202
Cesarina Dancy, ODA
Filed: K:\\$DA\1478-06rev2.rtf



Second Submission Review

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

1A. Please clarify whether the “North” in the title of the ISP is intentional. Is there a Denali Logistics Park North and a Denali Logistics Park South? Or is the “North” referring to Harvest Road? The title is slightly different throughout the plan set.

1B. Does the developer of Porteos own the east half of Harvest Road? If so, they should likely be signing the ISP as well when final mylars are submitted and another signature block would be required. Please clarify.

1C. Update the code section in the note on the Cover Sheet.

1D. Please include the CNs instead of the Das on Sheet 2 like you are on Sheet 3.

1E. Address miscellaneous redline comments.

1F. 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 final Infrastructure Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email the .DWG file to your Case Manager before submitting your final mylars.

2. Landscaping (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in bright teal)

2A. The sanitary sewer line and water line does not appear to affect the curbside landscaping to the west of the location noted on Sheet 7. Please explain and label what other utilities or easements are prohibiting the addition of street trees to the west of this location on the north side of 68th Avenue.

2B. Please label or graphically show the landscaping that will be installed with the lift station project, and what landscaping will not be installed until after the lift station is decommissioned and sewer lines are abandoned. Add language on who is responsible for installing the landscaping when the sewer lines are abandoned.

2C. Fix the text where noted.

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

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

3B. A paved shoulder is required.

3C. Add a note that street light locations are conceptual. Final street light locations will be determined by a photometric analysis submitted with the street lighting plan in the Civil Plan submittal.

3D. Label the existing floodplain. Include the FIRM Panel and the effective date.

3E. Label the slopes where requested.

4. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)

4A. Update notes on the Cover Sheet per redline comments.

4B. Call out bike symbols in the bike lane every 660’.



4C. Move the stop sign closer to the crosswalk and provide sight triangles where requested.

4D. Add and call out roadway striping.

4E. Add requested signage.

4F. Verify plants meet COA Roadways Specifications Section 4.04.2.10 where requested.

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

5A. What is the distance between the outside of the force main and the inlet?

5B. Per the Master Utility Study, include a stub for future extensions to the south to allow for looping.

5C. Are the light poles a minimum of 8' from the outside of the force main? Light poles cannot be on top of force mains or other utilities.

5D. Instead of dead ending the main so far past the hydrant, end the main near the hydrant tee with the blow off.

5E. Access is required to the top of the outlet structure.

5F. Have the stubs been coordinated with the development to prevent having to cap mains and tap new mains?

5G. Ensure the fire hydrant is a minimum of 8' from the light pole.

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

6A. Dedicate any easements or ROW by separate documents. Contact Andy Niquette to start the separate document process. This must be complete prior to mylar recordation.

7. Fire / Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

7A. As previously requested, please move the fire hydrants to the requested locations.

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

8A. No additional comments at this time.