



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

Worth Discovering • auroragov.org

September 3, 2020

Daniel Green
Green Industrial Development Group, LLC
26100 E 68th Avenue
Denver, CO 80249

Re: Initial Submission Review: JAG Logistics Center at DEN Phase 2 - Site Plan with Adjustment and Final Plat
Application Number: DA-1903-21
Case Number: 2018-6044-03; 2020-3038-00

Dear Mr. Green:

Thank you for your initial submission, which we started to process on August 10, 2020. 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 outside agencies.

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 Monday, September 28, 2020. Payment of application fees are required prior to the second submittal.

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 rloomis@auroragov.org or 303-739-7220.

Sincerely,

Ryan Loomis, Senior Planner
City of Aurora Planning Department

cc: Collin West, Intergroup Architects, 2000 W Littleton Blvd, Littleton, CO 80120
Scott Campbell, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\1903-21rev1.rtf

Attached: Xcel Energy; Century Link; Public Service Company of Colorado



Initial Submission Review

SUMMARY OF KEY COMMENTS

- Provide mitigation for Administrative Adjustment for proposed parking lot frontage.
- Provide landscape buffer dimensions.
- Dimension and label all existing and proposed easements
- Consider different plant types for screening.
- Provide missing information on Site Plan and Plat listed by Real Property
- Dedicate the drainage easement by separate document.
- Ensure proper slope grades are provided.
- The site plan will not be approved until an Infrastructure Site Plan (ISP) is approved for 68th Avenue.
- Ensure structures are not within utility easements.
- Provide a 26' wide Aerial Fire Lane within 15' to 30' of the structure

PLANNING DEPARTMENT COMMENTS

1. Planning Comments (Ryan Loomis / rloomis@auroragov.org / 303-739-7220 / Comments in teal)

General Comment

- 1A. The requested Adjustment to allow greater than 60% of the frontage along an arterial or collector street to be parking can be reviewed administratively (Administrative Adjustment) if proper mitigation is provided to help provide screening of the dock doors. The preferred mitigation is additional landscape islands with trees along the frontages and additional buffer evergreen trees. Please also provide cross-sections within landscape plans to demonstrate this, as mentioned in comment #1W below.

Redlines to Cover Sheet (Sheet 1)

- 1B. Sheet Index and numbering should be revised so that all sheets are 1-99. Remove the "SP".
- 1C. Remove reference to "of 99" on all sheets as it creates problems when new sheets are added or removed.
- 1D. Rename Title Block as "Site Plan with Adjustment" and update on all sheets.
- 1E. There is missing information normally included in the Data Block, such as zoning (i.e., AD-Airport District), Porteos Master Plan Planning Area (i.e. PA #6a).
- 1F. Replace "Waiver" with "Adjustment" on all sheets. Please also state what code section the adjustment is from (Section 146-4.6.5.A.3.a).
- 1G. Please remove the "Ref. No" from the bottom corner of all sheets. It is not needed.
- 1H. The parking calculations provided are from the old Code. Please revise all parking and bicycle parking for all 3 buildings according to Section 146-4.6.3.C, Table 4.6-1.
- 1I. Signage should be broken down for each building, such as what was done for parking. Also, it appears that 64th Avenue should also be referenced as a street frontage used to calculate signage.
- 1J. It appears the Porteos FDP allows up to 100-foot max building height.
- 1K. Signature area should allow more room for signatures. Increase signing area and enlarge font.
- 1L. Please update trailer bay information.
- 1M. Provide a more zoomed-out vicinity map so the context of the surrounding area is visible.

Redlines to Site Plan (Various Sheets)

- 1N. It appears the adjacent property to the east and north are outside Aurora and in Adams County and Denver, respectively. Please label these jurisdictional boundaries on Sheet 3
- 1O. Show landscape buffer dimensions and especially show the narrowest width areas.
- 1P. All main entries shall be uniquely identified by using an arcade, covered entry, spandrel glass or similar architectural feature. Also clarify if the central entryways are main entries or fire exits.



- 1Q. Please label the area west of Powhaton Road and any area not part of this project as “Not A Part” if this area is not part of this project. Please also gray back those areas.
- 1R. Please label the Sheet # corresponding to the area indicated by the dashed Matchline.
- 1S. Parking stalls shall be 19 feet long and 9 feet wide. They are currently shown as 18 feet long. Please update.
- 1T. Clarify and label all property lines. Also show the right-of-way widths for 68th Avenue and 64th Avenue. The Porteos PIP states that 68th Avenue is a 2-lane 66-foot Collector east of Powhaton Road and that 64th Avenue is a 4-lane 114-foot Arterial east of Powhaton Road.
- 1U. On Sheet 12, provide a cross walk where the sidewalks connect diagonally across the parking lot. Same with connection from 64th Ave through parking lot on Sheet 15.

Redlines to Site Plan (Sheet SP-14)

- 1V. Clarify what the line is shown along right side of property. Also see same comment on Sheet SP-17.

Redlines to Landscape Plan (Various Sheets)

- 1W. For areas where the truck docks of each building face a public right-of-way (i.e. 68th Ave, 64th Ave, Powhaton Rd,) provide cross sections demonstrating how the berm and landscaping will help screen the truck docks/loading areas. Per mitigation for Administrative Adjustment, please ensure more evergreen trees are provided to help screen. The Porteos FDP states that this will be allowed by case by case basis and this will help determine that.

Redlines to Elevations (Various Sheets SP-68 thru SP-85, 3-D Rendering)

- 1X. Please include Table 4.8-8 with a scorer on the Elevation Sheets to demonstrate project meets the four-sided building design requirements.
- 1Y. Please identify the location of all rooftop equipment using a dashed line behind the parapet so we can verify it is completely screened.
- 1Z. All main entries shall be uniquely identified by using an arcade, covered entry, spandrel glass or similar architectural feature. Are the entries along center of buildings main entries or just fire exits? Please see entry options table (Table 4.8-9) in Section 146-4.8.7.E and indicate how you meet one of these options for entries.
- 1AA. Along the East and West elevations for all buildings, please install all glazing now, or at least partially (every other area) for highlighted areas instead of “knock out for future glazing.”
- 1BB. It appears the 3-D rendering could be combined with the Exterior Building Colors Exhibit. A second rendering from another vantage point and colored elevations are also recommended.

Redlines to Sheet 86

- 1CC. Remove the specific text from the monument sign on Sheet 86 as signs are approved separately.

Redlines to Photometric Plan (Sheet SP-99)

- 1DD. All light poles and fixtures are to be silver galvanized metals, but may also utilize some black metal accents per the lighting standards in the Porteos FDP Urban Design Standards. Please ensure all lighting meets Porteos FDP requirements.

Plat

Redlines to Plat

- 1EE. Provide an overall Plat showing entire area on one sheet, such as the overall site plan shown on Sheet SP-3.

Redlines to Letter of Introduction

- 1FF. Address the Approval Criteria for Administrative Adjustments for the parking lot frontage allowance and state how you are mitigating the impacts of this request, such as mentioned in Comment 1A. Refer to Section 146-5.4.4.F.3 for approval Criteria.
- 1GG. Zoning district is incorrect in the letter, needs to be updated.



2. Landscaping (Kelly K. Bish / Kbish@auroragov.org/ 3A03-739-7189 / Comments in teal)

General Comments:

- 2A. Review all intersections for plant heights within the sight distance triangles. See commentary on individual landscape plan sheets.
- 2B. Dimension and label all existing and proposed easements.

Redlines to Landscape Plan (Sheet SP-48)

- 2C. Fix the viewport so that the west side of the road is included. Add "Not for Construction" to all landscape sheets.
- 2D. Add the following note: Refer to JAG Logistics Center at DIA Contextual Site Plan DA # 1903-06 for curbside landscape.

Redlines to Landscape Plan (Sheet SP-49)

- 2E. Show the property line as a traditional line type. A long dash and two short dashes.
- 2F. The parking area requires a heavier screen given the tractor trailers will be parked there and it is highly visible from E. 68th Avenue. While a double row of shrubs is used for a traditional "car" parking lot, that will not screen a tractor trailer lot.

Redlines to Landscape Plan (Sheet SP-50)

- 2G. While the flower of yucca may get 4' tall, the yucca plant itself will not provide the necessary screening needed for a parking lot.
- 2H. If using shrubs for screening of a parking lot, there should be a double row provided.
- 2I. Grasses are not permitted as a vegetative screen for parking lots in the new Unified Development Ordinance. Please review all parking lot perimeters for this scenario.
- 2J. Label shown building as Building 1 to coincide with the Non-Residential Building Elevation Table. Also include the square footage.

Redlines to Landscape Plan (Sheet SP-52)

- 2K. The parking area requires a heavier screen given the tractor trailers will be parked there and it is highly visible from E. 68th Avenue. While a double row of shrubs is used for a traditional "car" parking lot, that will not screen a tractor trailer lot.

Redlines to Landscape Plan (Sheet SP-53)

- 2L. Add a note as follows: Refer to Porteos Lift Station at Porteos Contextual Site Plan with Waiver DA 1903-12 for curbside landscape.

Redlines to Landscape Plan (Sheet SP-54)

- 2M. These larger islands are to have 12 shrubs.
- 2N. Label as Building 2 to coincide with the Non-Residential Building Elevation Table. Also include the square footage.

Relines to Landscape Plan (Sheet SP-60)

- 2O. Label the retaining wall.
- 2P. The shown area appears to be less than 15 feet. See the commentary on landscape table.

Redlines to Landscape Plan (Sheet SP-61)

- 2Q. If this is storm sewer, the plant material should be adjusted accordingly.

Redlines to Landscape Plan (Sheet SP-62)

- 2R. Adjust hatch. It is on top of the sidewalk.



Redlines to Landscape Plan (Sheet SP-63)

- 2S. What is the ground plane treatment here? Maybe just handle by adding a note/label call-out. Hatching may obscure the plant material.

Redlines to Landscape Plan, Notes and Details (Sheet SP-65)

- 2T. Address the notes where indicated.

Redlines to Landscape Charts (Sheet SP-66)

- 2U. Address the various comments as noted.

3. Addressing (Phil Turner / pcturner@auroragov.org / 303-739-7271)

- 3A. 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 the following layers as a minimum, including Parcels; Street lines; Building footprints (If available)
- 3B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Redlines to Cover Sheet (Sheet SP-1)

- 4A. Check the names as shown.
- 4B. The area shown is not the same area as the plat.

Redlines to Site Plan (Various Sheets)

- 4C. Cover the shown area on Sheet SP-4, SP-5, SP-6 with easement, including sidewalk easements.
- 4D. Move the trash enclosure out of the easement as shown on Sheet SP-5.
- 4E. Please confirm that this structure may need to be covered by a License Agreement as shown on Sheet SP-3, SP-4, SP-5 and SP-7.
- 4F. Add the record info for utility easement as shown on Sheet SP-8.
- 4G. Add Lot, Block and Plat name where shown.
- 4H. Match the plat name for private grading easement.
- 4I. Match the plat radii for fire lane easement.
- 4J. Add the plat boundary bearing, distance and curve data throughout.
- 4K. Ensure all easements are labeled.
- 4L. Show and label the plat boundary.
- 4M. Add the Section #9 portion (typ.)

Plat

Redlines to Sheet 1

- 4N. No Tracts are shown.
- 4O. Add name from the Title Commitment.
- 4P. Make boundary more bold.
- 4Q. Add all street names within 1/2 mile of the site.
- 4R. Lot 2, by itself, is bigger than the shown area.
- 4S. Copy the highlighted area to the Notes (sheet #2).
- 4T. No distance over 1400' along any straight line. See same comments on other sheets.
- 4U. Fix any punctuation errors. See same comment on other sheets.



- 4V. Send in the closure sheet for the description.
- 4W. Change the info shown.

Redlines to Sheet 2

- 4X. Add the described monuments at each end of the Basis of Bearing line - copy from sheet #1 (description).

Redlines to Sheet 3

- 4Y. Label the shown easements. See same comment on other sheets.
- 4Z. Add lots and blocks where shown. See same comment on other sheets.
- 4AA. Is City of Aurora label correct along north side?
- 4BB. Make easement lines dashed. See same comment on other sheets.
- 4CC. Label areas shown as "unplatted". See same comment on other sheets.
- 4DD. Add R.O.W. width. See same comment on other sheets.

Redlines to Sheet 4

- 4EE. The shown easements may be dedicated on this plat; just show in a detail on another sheet.
- 4FF. Match description for property line as shown.

5. Civil Engineering (Kristin Tanabe/ ktanabe@auroragov.org / 303-739-7431/ Comments in green)

Redlines to Cover Sheet (Sheet SP-1)

- 5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 5B. Add the provided note under Site Plan Notes.

Redlines to Site Plan (Sheet SP-3)

- 5C. Add a note that a Certificate of Occupancy will not be approved until the adjacent public improvements are completed and accepted.

Redlines to Site Plan (Sheet SP-5)

- 5D. 29' required for 23' wide fire lane.
- 5E. Label curb return radius and curb ramps, typical for all access points off of public right of way.
- 5F. Dimension drive aisles and parking spaces, typical.
- 5G. Label/dimension ROW, typical.

Redlines to Site Plan (Sheet SP-15, 16)

- 5H. Remove the shown sidewalk and curb and gutter. Label curb return radius and show/label curb ramps.

Redlines to Site Plan (Sheet SP-17)

- 5I. Label retaining wall. Indicate material type and max height or a height range. See same comment on Landscape Plan Sheet SP-64.

Redlines to Grading Plan (Sheet SP-18)

- 5J. Repeat the shown note on all the grading sheets.
- 5K. Include a cross section of the proposed retaining wall.
- 5L. Include typical sections for drainage channels.
- 5M. Railing is required on all walls over 30". Structural calculations are required for all cast in place walls with the first civil plan submittal.
- 5N. There has not been a submittal for 68th Avenue. This site plan will not be approved until that ISP is ready for approval.

Redlines to Grading Plan (Sheet SP-19)

- 5O. Does the drainage easement need to be modified?
- 5P. Indicate height of wingwalls. Railing required if over 30", typical.
- 5Q. Show/label pond maintenance access.
- 5R. Please make sure all drainage comments are included on the next site plan submittal.



Redlines to Grading Plan (Sheet SP-20)

- 5S. Minimum slope away from the building is 5% site plan submittal for 10 feet for landscape areas, minimum 2% for landscaped areas.
- 5T. Show//label drainage easement. An access easement is required from the drainage easement out to public right of way for maintenance access.
- 5U. Maintenance access is required to the top of the outlet structure.

Redlines to Grading Plan (Sheet SP-22)

- 5V. Indicate height of wingwalls. Railing required if over 30", typical. See same comment on Sheet SP-27.
- 5W. Is a cross pan proposed or will this site accept and treat flows from 68th Ave?

Redlines to Grading Plan (Sheet SP-24)

- 5X. Make sure the FFE is visible on each sheet for each building.
- 5Y. Provide additional slope labels. See same comment on Sheet SP-27, SP-31
- 5Z. Maintenance access is also required to the top of the outlet structure.
- 5AA. Show//label drainage easement. An access easement is required from the drainage easement to public right of way.

Redlines to Grading Plan (Sheet SP-26)

- 5BB. A minimum 1% slope is required for asphalt pavement.

Redlines to Grading Plan (Sheet SP-27)

- 5CC. A 4% maximum cross slope required for fire lanes. See same comment on Sheet SP-29.
- 5DD. Where does this pond outlet? Show//label drainage easement, maintenance access.

Redlines to Grading Plan (Sheet SP-29)

- 5EE. Min 1% slope for asphalt pavement. See same comment on Sheet SP-1.

Redlines to Grading Plan (Sheet SP-30)

- 5FF. If everything slopes south, how are flow conveyed at the islands? Typical. See same comment on Sheet SP-31.

Redlines to Grading Plan (Sheet SP-31)

- 5GG. Label slope at access.
- 5HH. Provide railing for retaining wall.

Plat

Redlines to Sheet 3

- 5II. Access easements are required from the drainage easement to public right of way for all pond maintenance accesses

6. Traffic (Brianna Medema / bmedema@auroragov.org / 303-739-7336 / Comments in gold)

Please contact Brianna Medema for Traffic comments.

7. Life Safety (Mark Apodaca / mapodaca@auroragov.org / 303-739-7656 / Comments in blue)

Redlines to Site Plan Notes (Sheet SP-2)

- 7A. Remove note # 17.

Redlines to Site Plan (Sheet SP-5)

- 7B. Provide a 26' wide Aerial Fire Lane within 15' to 30' of the structure per 2015-IFC section D105 for roof surfaces greater than 30' above grade. With inside turning radii of 26' and outside turning radii of 49'. (Show dashed fire lane typical on Site, Utility, Landscape and Photometric Plans.) TYP.

Redlines to Site Plan (Sheet SP-6)

- 7C. Please confirm if this building will be supported with a dedicated fire pump.
- 7D. Provide Knox Box by each external Riser Room door. (Typical for Site, Utility, Landscaping, Elevation and Photometric Plans.)



- 7E. See the comment for fire access doors. Note: Per the 2015 IFC, Chapter 32, fire access doors are required on the sides of buildings. Show and label the fire access doors. Fire access doors shall be keyed for emergency access and the key shall be in all Knox Box locations. (Typical for Site, Utility, Landscaping, Elevation and Photometric Plans.)
- 7F. See the comment to replace sprinkler with Riser.
- 7G. See the comment for Knox Box label.

Redlines to Site Plan (Sheet SP-7)

- 7H. See the comment for fire lane. Note: Light poles cannot encroach into the fire lane easement.

Redlines to Site Plan (Sheet SP-13)

- 7I. See the comment for trash enclosure. Note: The location of the trash enclosure will potentially interfere with responding personal visually and physically. Please relocate this trash enclosure.
- 7J. Please confirm if this building will be supported with a dedicated fire pump.
- 7K. See redundant comments for Knox Box and riser.

Redlines to Site Plan (Sheet SP-16)

- 7L. Provide Knox Box for main entrance.

Redlines to Site Plan (Sheet SP-17)

- 7M. The provided data block indicates 13 van accessible parking spaces for building 3. Sheets SP-15 & SP-17 show 12 van accessible parking spaces. Verify the required van accessible parking spaces.
- 7N. See redundant comments for knox box.

Redlines to Grading (Sheet SP-18)

- 7O. See comments for grading in 2 locations. Note: Please provide a detail to verify the percent of slope in the shaded area.

Redlines to Utility (Sheet SP-33)

- 7P. Identify the Fire Service Line using the following example: 6" Fire Line PVC (Private).
- 7Q. See the comment for fire hydrant label. Note: Please adjust so the full label is visible.

Redlines to Utility (Sheet SP-34)

- 7R. Please show the existing fire hydrant abutting this site.
- 7S. See new fire hydrant locations with bollards. Same comment for Sheet SP-35, 36, 73, and 39, 40, 41, 46, 47.

Redlines to Utility (Sheet SP-35)

- 7T. See the note on page SP-13. Please relocate the trash enclosure.
- 7U. Provide 6" lateral for new fire hydrants locations. Note: Dead-end water lines supplying fire hydrants must maintain a minimum residual pressure of 20 psi for firefighting purposes. See same comment for Sheet SP-36,

Redlines to Utility (Sheet SP-39)

- 7V. See the comment for fire lane. Note: Continue the 26' fire lane easement to meet the requirements of the 2015 IFC section 503. See same comment for Sheet SP-41, 42, 44

Redlines to Utility (Sheet SP-45)

- 7W. In the legend please provide existing fire hydrant symbol.

Redlines to Elevations (Sheet SP-68)

- 7X. Provide a label for fire access doors.



Redlines to Elevations (Sheet SP-70)

7Y. See comments for FDC & Riser Room Door.

Redlines to Elevations (Sheet SP-71)

7Z. Label and show the painted steel stair with painted steel guardrail and handrails. TYP.

Redlines to Details (Sheet SP-86)

7AA. See updated sign details.

7BB. See comment for accessible parking detail.

Redlines to Photometric Plan (Sheets SP-90, 91 & 92 of 99)

7CC. Please adjust the lighting to maintain minimum 1 ft candle to all exterior accessible routes and accessible parking spaces.

Plat

Redlines to Sheet 4

7DD. Provide a 26' wide Aerial Fire Lane within 15' to 30' of the structure per 2015-IFC D105 for roof surfaces greater than 30' above grade. With inside turning radii of 26' and outside turning radii of 49'.

8. Aurora Water (Casey Bollard / cbollard@auroragov.org / 303- 739-7382 / Comments in red)

Redlines to Grading Plan Sheet SP-20

8A. Permanent structures such as trash enclosures are not allowed within utility easements. Typical for all utility easements.

Redlines to Grading Plan (Sheet SP-24)

8B. License agreement is required for any private utility crossing the utility easement. Typical for all crossings.

8C. Due to length of the maintenance path a hammer head or other turn around is required.

8D. Extend access to top of outlet structure.

Redlines to Grading Plan (Sheet SP-27)

8E. Recommend adjusting the light pole location to avoid conflicts with the culvert.

8F. Clarify if there is an outlet for this pond.

Redlines to Utility Plan (Sheet SP-35)

8G. The valve for fire service is to be within the utility easement.

8H. See previous comments regarding permanent structures in utility easements.

8I. Include a valve on the east leg of the hydrant lateral fitting.

8J. Advisory Comment: Civil plans are to include necessary information including which pipe is crossing over the other, top and bottom of pipe crossing. This can be done in a table format to avoid cluttering the plan view. Typical for all utility crossings.

8K. Maintain 10-feet of separation between the water and storm mains.

Redlines to Utility Plan (Sheet SP-36)

8L. Based on new hydrant requirements a water main within the site should be installed to provide the additional hydrants. This is to limit the number of connections to mains larger than 12-inches.

Redlines to Utility Plan (Sheet SP-37)

8M. There should be a 12x12 tee with a reducer on the west leg. See same comment on Sheets SP-41, 44, 45.

8N. The shown valve can be removed. See same comment for SP-47.



Redlines to Utility Plan (Sheet SP-39)

8O. It may be beneficial to combine the two utility easements when they overlap.

Redlines to Utility Plan (Sheet SP-40)

8P. Private utilities can cross utility easements with a license agreement, but we do not allow private utilities to run parallel in a utility easement.

8Q. Provide access to all manholes. This includes storm and sanitary.

8R. Dimension distance between storm and sanitary mains.

Redlines to Utility Plan (Sheet SP-41)

8S. Adjust water and easement to avoid the private inlet being in the utility easement.

Redlines to Utility Plan (Sheet SP-42)

8T. Has work been done to determine this main needs to be 16-inches?

Redlines to Utility Plan (Sheet SP-43)

8U. Valves for private fire services are to be next to the main. This separates the private fire service from the public main.

8V. See previous comments regarding dimensioning distances between utilities and private utilities within utility easements.

Redlines to Utility Plan (Sheet SP-44)

8W. Move the shown valve west towards the tee fitting.

Redlines to Landscape Plan (Sheet SP-57)

8X. Trees are not to be placed on top of utilities including storm culverts.

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

9A. See attached letter dated August 28, 2020.

10. Century Link (Don Davalos / Don.Davalos@CenturyLink.com / 720-219-4160)

10A. See attached letter dated August 21, 2020.

11. Public Service Company of Colorado Transmission Pipeline(s)

11A. See attached letter



Right of Way & Permits

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

August 28, 2020

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

Attn: Ryan Loomis

Re: Jag Logistics Center at Den Phase 2, Case # DA-1903-21

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined that an **engineering review** is necessary for the above captioned project. Public Service Company has an existing high-pressure natural gas *transmission* pipeline and associated land rights along the westerly side of the property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan and plat, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at:

https://www.xcelenergy.com/working_with_us/builders/encroachment_requests and click on Colorado if necessary. An engineer will then be in contact to request specific plan sheets. Please see the attached Exhibit B for more information.

To ensure that adequate utility easements are available within this development, PSCo requests that 10-foot wide utility easements for natural gas and electric *distribution* facilities abutting all public streets and around the perimeter of each commercial / industrial lot in the subdivision.

PSCo also has underground electric *distribution* feeder facilities near the gas transmission line along Picadilly Road. The property owner/developer/contractor must complete the application process for any new gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). 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



August 21, 2020

City of Aurora
15151 E Alameda Pky
Aurora CO 80012
303-739-7280

Aurora, CO Plat Review (64TH AVE/POWHATON RD) 1471638

After review, CenturyLink has the following comments regarding the review request submitted:

CTL has no objection to this request. Please keep in mind any CTL facilities that need to be relocate will be paid for by the developer

Please note, the engineer that reviewed this information is Steve Ives. If any changes should need to be made, please contact them at 720 219 4160.

Thank you!

Sincerely,

Les Gutierrez ROW-AGENT for Don Davalos

Don Davalos – ROW AGENT
5057677449
Don.Davalos@CenturyLink.com

(P831211)

Exhibit B

Minimum Requirements for Grading and Excavation near Public Service Company of Colorado Transmission Pipeline(s)

1) General

- a. Colorado State Law Requires notification before excavation around utilities occurs. Requestor or Requestor's Contractor must call the Utility Notification Center of Colorado (UNCC) 1-800-922-1987 (811 when calling within Colorado) 48 hours prior to excavation, including the grading of the right of way, begins. Public Service Company of Colorado (PSCo) representatives provide these construction locates at its' cost as a participant in the one call system.
- b. All costs for labor, equipment and materials required to repair any damage to the pipeline(s) caused by Requestor or its' Contractors will be the responsibility of the Requestor and/or its Contractors for reimbursement to PSCo.
- c. Requestor's Contractor shall provide access to PSCo facilities on the project site for inspection by PSCo Personnel. Open excavations that need to be entered by PSCo Personnel shall conform to all federal, state and local jurisdictional codes and regulations governing safe entry and exit from open excavations.
- d. A fully executed agreement, applicable to the type of right being requested, between the Requestor and PSCo must be completed prior to construction activity within the PSCo ROW.
- e. Requests for installation of improvements by Requestor within the PSCo ROW must be reviewed and approved by PSCo High Pressure (HP) Gas Engineering and Operations. Installation of, and all costs associated with any improvements, are the responsibility of the Requestor. All costs associated with repairs or relocation of these improvements to accommodate PSCo Operations and Maintenance work on the existing pipeline(s) or installation of a new pipeline will be the responsibility of the Owner of record of the property at the time the work is performed.
- f. In the mutual interest of project coordination and scheduling of PSCo resources for your project, PSCo requests invitation to the Pre-Construction Meeting to obtain actual schedules and construction plans, make introductions and address any site specific conditions or project changes that have occurred between Final Design Review and Construction.
- g. Any exceptions to the Minimum Requirements stated in this document must be requested in writing and reviewed by PSCo HP Gas Engineering and Operations before approval for construction activity on the PSCo pipeline(s) permitted ROW is given.
- h. Any change in Requestor's construction plan and or scope of work that was agreed to between the Requestor and PSCo prior to, or during, construction must be presented to PSCo HP Gas Engineering and Operations for additional review and modification of requirements.
- i. Additional requirements may apply to address issues not foreseen during review of Requestor's proposal.

2) Engineering

- a. Specifications of weight and type of any heavy equipment or trucks planned to be run over or along the pipeline(s) are required to be submitted to PSCo HP Gas Engineering for analysis of excessive live load stresses induced on the pipeline(s) prior to approval for crossing is given.
 - i. Should calculated allowable stresses induced by Requestor equipment traveling over the PSCo pipeline(s) be exceeded, Requestor will be required to install additional temporary fill over the pipeline(s).
 - ii. If calculated allowable combined stress on the pipeline(s) can not be reduced below limits by adding additional protective fill over the pipeline(s) or the depth of additional fill is deemed impractical, a temporary bridging structure installed over the pipeline(s) will be required to mitigate the excess stress on the pipeline(s).
 1. This bridging structure must be constructed of timbers, plates or other material that does not allow the driving surface to come in contact with the ground surface. The supports for the driving surface of the bridging structure may be of dirt or other material with the inside edges of the supports placed a minimum of 5 feet from the center line of the PSCo pipeline(s).
- b. Requestor's Plans must contain surveyed horizontal location of the PSCo pipeline(s) throughout the project area based on current field locates. Surveyed vertical location of the PSCo pipeline(s) based on pothole information must be presented on the Proposed Construction Drawings Profile Sheets at all Requestor facility crossing locations of the pipeline(s) prior to final comment and approval of the plans.
- c. Locates and or potholing for the purpose of Requestor's engineering, design and construction drawings to establish the horizontal and vertical locations of PSCo facilities and all associated costs will be the responsibility of Requestor. A PSCo representative will be required to be on site during any pothole operations.
 - i. Potholing with excavation equipment during frost conditions will not be allowed unless contractor thaws ground prior to excavation. Potholing with vac-truck will be allowed under any conditions
- d. **Any excavator acting in a reckless manner while working in the area of Xcel Energy pipelines shall be asked to stop their work in that area. Work will not be allowed to continue until Xcel Energy personnel deem the situation has returned to a safe situation.**

e. Blasting Near PSCo Facilities

i. Notification

1. In accordance with Article 7 of Title 9 of CRS “Explosive Act”, Section 6.1.7, Utilities must be notified at least 24 hours prior to commencement of blasting activity. If Blasting is anticipated for this project an “Explosive Use Application and Notification” and the associated Agreement Document must be processed before blasting activities may commence near the PSCo pipeline(s). It is recommended that this notification be made at least one month in advance of actual blasting activities to allow for processing of these documents and any studies that may need to be performed to access the applicants blasting plan.

ii. Limits

1. Buried Pipe - Total Combined (Effective) Stresses on the pipe must not exceed **50%** of the specified minimum yield strength of the pipe.
 2. Above Ground Pipe –Blasting operations must not generate Peak Particle Velocity (PPV) greater than 1 in/sec.
- f. Vibrations from dynamic compaction equipment or other sources must be maintained at a peak particle velocity of not greater than 1 in /sec as measured in any one of the three components of a seismographic reading.

3) Inspection

- a. PSCo will require that one of its Field Operators be on site during the potholing, excavation, site grading, backfill operations, compaction, and installation of your facilities when working within the pipeline(s) easement and/or a minimum of fifteen (15) Ft from the outer limits of the locate marks for the PSCo pipeline(s). This standby expense is covered by PSCo during a normal 8 hour day Monday - Friday. Any time required in excess of 8 hours per day or weekend and holidays will be billed to the Third Party of the facilities under construction at the applicable PSCo Labor Overtime Rates and Equipment/Vehicle Rates.
- b. Requests for standby will be filled on a first-come, first-served basis, consistent with the number of personnel available for standby and Xcel Energy workload at that time. It is not our intent to unnecessarily impede the work schedule of the installation contractor, and we will strive to be as available as possible.
- c. Appointments for standby excavations shall be scheduled to minimize the amount of time Xcel Energy personnel are waiting during contractor setup. Contractors will be charged at the applicable straight time or overtime PSCo labor rate and Equipment/Vehicle per hour for time between appointment time and actual start time (i.e. a call for an 8:00 A.M. standby and actual construction start time of 10:00 A.M. will result in 2 hours of the applicable straight time or overtime PSCo labor and Equipment/vehicle charges)
- d. Frequency and duration of Field Operator Standby will be determined during the initial site visit with the Requestor’s Construction Contractor based on construction schedule and phasing of construction activities as they relate to work near the PSCo pipeline(s).

- e. Potholing frequency during construction will be at the discretion of the PSCo Inspector on site on an as needed basis based on field conditions and proximity of the excavation to the pipe.
- f. Potholing with excavation equipment during frost conditions will not be allowed unless contractor thaws ground prior to excavation. Potholing with vac-truck will be allowed under any conditions.

4) Construction

a. Grading, Excavation, Installation, Backfill

- i. A “Method of Construction Plan” shall be provided to PSCo HP Gas Engineering and Operations for review and approval prior to the beginning of construction.
- ii. For Parallel Encroachments, the recommended method of construction is to place the trench spoils between the Requestor line and the PSCo line and set the working side on the opposite side of the trench from the spoil pile.
 - 1. Alternate Method of Construction
 - a. Install a layer of straw or some other method of identifying the top of the existing ground elevation then place trench spoils on top of the line. During backfill operations, removal of the spoil shall stop at the level of the warning material.
 - b. Requests to work above existing PSCo pipeline(s), either on top of existing ground elevation or top of spoil pile, will be reviewed on a case by case basis. Requestor must provide specs for all equipment that will be traveling on top of the line for calculation of combined stresses for determination if allowable combined stress levels are exceeded prior to approval of this method
- iii. The maximum unsupported length of PSCo's 2” and larger diameter High Pressure Natural Gas pipeline(s) is **15** feet.
 - 1. Specific calculations can be made for pipe diameter’s greater than 2” in outside diameter to determine greater free span lengths.
 - 2. Should Requestor excavation require a greater length of the pipe be exposed than allowable stress limits dictate, plans for providing support will be required to be submitted to PSCo HP Gas Engineering for review and approval. This support system can be provided by the third party’s contractor and installed under the supervision of the on-site PSCo Energy Employee. A list of qualified pipeline contractors to perform this work, if needed, can be supplied to you if so requested.
- iv. If site re-grading leaves less than 36" of cover over the PSCo pipeline(s), the pipe will have to be lowered or additional protection measures installed over the pipe such as concrete capping or steel plating. Any mitigation measures, including engineering of such structures, will be at the expense of the Third Party of the facilities being constructed.
- v. Backfill operations around exposed sections of PSCo’s pipeline(s) shall be inspected by a PSCo representative.

- vi. Any sections of the PSCo pipeline(s) that are exposed during construction must be padded with material passing ¾" minus screens that is non-angular in shape to a depth of one (1) foot above the top of pipe before native material passing 6" minus screens or two (2) feet above the top of pipe before native material passing greater than 6" plus screens can be used for the remaining backfill. Bedding material of an angular nature and/or passing 2" minus screens may be used if rock shield, epoxy coating applied to a thickness of 30 mils or greater, or other abrasion resistant coating, is installed around the pipe over the entire exposed length. Installation of any such additional protective coating installation shall be inspected by a PSCo representative.
- vii. Utilization of flowable fill with cement or fly ash binder material may be utilized once one (1) foot of cover is established over the PSCo pipeline(s) with consolidated, non-abrasive, bedding material. The flowable fill must be able to be excavated with a shovel. The flowable fill shall extend ten feet on either side of the PSCo pipe and extend to the trench walls. The use of flowable fills is subject to approval of the local government authorities.
- viii. Other backfill material not requiring additional compactive effort to obtain required dry densities of the project specifications may be utilized around the pipe. Submittal of a backfill plan and material specifications shall be presented to PSCo HP Gas Engineering and local government authorities for review before approval is granted.
- ix. Permanently added fill over PSCo pipeline(s) shall not exceed a typical depth of cover of four (4) feet over the top of PSCo's pipeline(s) at final grade. Exceptions due to terrain, grading requirements and re-establishment of slopes must be reviewed with PSCo HP Gas Engineering but shall not exceed eight (8) feet of cover over the top of the PSCo pipeline(s).

b. Compaction over PSCo Pipelines

- i. No heavy vibratory compaction equipment (driver operated) will be allowed over or along the length of the PSCo pipeline(s) in the area requiring compaction and for a distance of ten (10) feet on either side of the outside wall of the pipe and ten (10) feet from the ends of the pipe length at the compaction area limits if less than three (3) feet of cover is left over the pipe after sub excavation work is completed.
- ii. Light vibratory compaction equipment (jumping jacks, walk behind or remote control rollers) may be utilized once the minimum one (1) foot of bedding material cover over the top of the PSCo pipeline(s) is established.

c. Facility Crossings

- i. Buried Facility Crossings of the PSCo pipeline(s) will be required to go under or over the PSCo pipeline(s) with a minimum clearance of two (2) feet to the bottom or top respectively of the PSCo pipeline(s).
- ii. Buried facilities installed parallel to the PSCo pipeline(s) must maintain a minimum horizontal separation of ten (10) feet from the pipeline(s). If this minimum horizontal separation cannot be maintained, the top of the facility being installed will be required to be one (1) foot below the bottom of the PSCo pipeline(s) for every foot closer than ten (10) feet to the pipeline(s).

d. Improvements/Structure/Facility Placement

- i. No surface or sub-grade structures or utility facilities will be allowed within the PSCo ROW limits without plan review approval from PSCo HP Gas Engineering and Operations. Potential ignition source facilities shall be a minimum of fifteen (15) from the outside wall of the pipe

e. Landscape Installation

- i. No planting of vegetation will be allowed within the PSCo ROW limits without plan review approval from PSCo HP Gas Engineering and Operations. Under no circumstances will trees be allowed to be planted over the pipeline(s) within the PSCo ROW limits and shall be no closer than fifteen (15) feet from the outside wall of the pipe.

f. Cathodic Protection

- i. A copy of the Requestor Cathodic Protection (CP) System design shall be provided to PSCo for review prior to construction. .
- ii. At crossing locations, Stray Current Mitigation will be required if either pipeline is cathodically protected from a rectified ground bed system. At a minimum this shall consist of a run of two # 8 wires from Public Service Company (PSCo) pipe and 2 # 8 wires up from the third party facility pipe into a common or separate test station for bonding of the two systems together if necessary. The wires could either run to the test station in a common conduit or separate conduits. In addition, four 17# or larger anodes are to be placed in each quadrant of the crossing pipes and placed vertically equidistant between the two pipelines. PSCo will provide the material for its CP test station and assist **Requestor's** contractor with installation of the test station.
- iii. For parallel encroachments, at locations where third party is installing a CP Test Station, the third party will be required to expose the PSCo pipeline(s) for installation of a CP test station for monitoring of interference. PSCo will provide the material for its CP test station and assist the third party's contractor with installation of the test station.

5) Post Construction

a. Permanent Private Road Crossings

- i. Permanent private access roads intended for use by vehicles with a loaded single axle rating of less than or equal to CDOT load limits, must provide and maintain a minimum of **4** feet of cover over the PSCo pipeline(s). Any party needing to cross the PSCo pipeline(s) with vehicles in excess of the CDOT Load Limits per single axel must contact PSCo for additional requirements or place bridging structures over the located pipeline(s).
 - ii. Permanent private access roads intended for use by vehicles with a loaded single axle rating of less than or equal to 20,000 lb per axle, must provide and maintain a minimum of **4 (four)** feet of cover over the PSCo pipeline(s).
 - iii. Tracked equipment crossings of the PSCo pipeline(s) must be made via tractor/lowboy transport adhering to the restrictions of section 5.a.i. and 5.a.ii. If it is desired to track the equipment over the PSCo pipeline(s), PSCo must be contacted to calculate the limits for the specific piece of equipment or provide a bridging structure over the pipeline(s) in accordance with Section 2.a.ii.1.
- b. Four wheel all terrain sport and utility vehicles and dirt bikes are exempt from this section's restrictions. A minimum cover of twelve (12") inches of dirt over the pipe must be present before these vehicles can cross over the pipe.
 - c. It is recommended that Requestor install and maintain load limit signage at all road crossings of the PSCo pipeline(s).
 - d. PSCo will place pipeline markers at all permanent road crossings that are to remain at the conclusion of the installation of the Requestor pipeline.