



Planning Division
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October 31, 2019

Bill Wichterman
A & C Properties
4530 Shea Boulevard Suite 100
Phoenix, AZ 85028

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

Dear Mr. Wichterman:

Thank you for your most recent submission. 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 November 14, 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 will be determined based on your next resubmittal and the comments from reviewers. 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\1903-13rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address remaining comments from Engineering, Traffic Engineering (?), Life Safety, Aurora Water, and Real Property for the ISP and any other relevant documents.
- See the attached letter provided from Xcel Energy. They are requesting a response.

PLANNING DEPARTMENT COMMENTS

1. Landscape Design Issues

Kelly K. Bish PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/PDF comments in teal.

1A. No additional comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Engineering (Public Works)

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

2A. ISP Sheet 1 - The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

2B. 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 City Engineer.

2C. Sheet 6 – Access to the top of the outlet structure needs to be included in the drainage easement.

2D. 64th Ave ROW document – See comments regarding ROW dimensions.

3. Traffic Engineering

Reviewed by: Brianna Medema 303-739-7336 / bmedema@auroragov.org

3A. Contact Brianna Medema directly for comments. Comment redlines were not provided.

4. Life Safety

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

4A. Sheets 9 - 12

- A clear space of 36" shall be maintained around the circumference of the fire hydrant.

5. Aurora Water

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

5A. Sheet 4 – Advisory comment. On civil plans label pressure zones on each side of the PRV.

5B. Sheet 6 – Access needs to be provided to the top of the outlet structure. See Chapter 3.62(3) of the Storm Drainage Design & technical Criteria. The sheet is missing the full COA approval number.

6. Real Property

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

6A. Start the process of the easement and Right of Way dedications. Contact Andy Niquette for the processes for those dedications. See the red line comments in the ISP.



7. Xcel Energy

7A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the third referral site plans for **Porteos Infrastructure** and reminds the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement in the area of the existing high pressure natural gas transmission pipeline facilities 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.

The property owner/developer/contractor is also reminded to call the Utility Notification Center for utility locates prior to construction, particularly near the existing underground electric distribution facilities on the south side of East 64th Avenue. The depth of cover over these facilities is not to be altered.

Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via

xcelenergy.com/InstallAndConnect.

Comment response requested.

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