



Planning
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

December 16, 2024

Carlo Ferreira
The Aurora Highlands, LLC
141 Union Blvd Ste 150
Lakewood, CO 80228

Re: Initial Submission Review: E-470 Landscape Plans - Site Plan
Application Number: DA-2062-66
Case Numbers: 2024-6045-00

Dear Carlo Ferriera:

Thank you for your initial submission. We have reviewed your plans 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 referral agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 8, 2024.

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 let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Xcel Energy Comments

cc: Patrick Chelin – Aerotropolis Area Coordinating Metro District
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2062-66rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Identify the E-470 right-of-way, label streets, adjacent subdivisions and city boundary (Planning)
- Clarify phasing, maintenance responsibility, and public access (Planning)
- Add buffer table and landscape notes (Landscape)
- Label distance to right-of-way and linework (Traffic)
- Dimension sidewalks and trails, add height of retaining walls, label slopes (Public Works/Engineering)
- Label WSEL, drainage easements and flowline(s) (Water)
- Add bearings and distances, verify uses within the MUE (Land Review Services)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Notification was sent to nine (9) adjacent property owners, six (6) outside agencies, and six (6) registered community associations. Comments were received from two (2) outside agencies and are attached to or included in this letter. No comments were received from adjacent property owners or community associations. Please include responses with your next submittal.

2. Zoning and Land Use

- 2A. Show and label all of the following:
- adjacent zone districts
 - adjacent subdivision plats including lot, block and reception number
 - adjacent roadways and right-of-way, including classification, right-of-way width and reception number
 - City of Aurora boundary
- 2B. The Letter of Introduction states there are improvements in the E-470 right-of-way (ROW). Clearly delineate the E-470 ROW and provide a letter of authorization from E-470. Identify who will be responsible for maintaining the improvements.
- 2C. The proposed landscape is intended to meet the E-470 buffer requirements for the entire corridor. Outline each lot separately and the center segment associated with PA-57 can be designed as a whole. Clarify if improvements and landscape will be phased.
- 2D. Consult Land Development Services to determine whether a public access easement is required for the trail.
- 2E. Only show existing roadway signage. All other non-roadway signage shall be removed unless a building permit has been obtained.

3. Completeness and Clarity of the Application

Letter of Introduction

- 3A. Include the approval criteria from Section 146-5.3.B.3.c and discuss how the proposed plans meet the criteria.
- 3B. Identify the project team, applicant and owner.
- 3C. The letter describes the plans as an “easement.” Is there an easement or is it more like a “corridor.”
- 3D. Ensure that all features discussed in the letter are shown and labeled on the proposed plans.
- 3E. Address comments on the redlines.



General

- 3F. Show Warm Springs Avenue ROW, street and sidewalk on all applicable sheets. Provide a connection from the trail to Warm Spring.
- 3G. Provide/show a connection to the sidewalk on E. 26th Avenue.
- 3H. Verify the location of the multi-use easement.
- 3I. Show all easement linework in black.
- 3J. Include all linetypes and symbols in the legend. Numerous linetypes for existing utilities do not match the legend.
- 3K. Show and label retaining walls on all applicable sheets. Include top and bottom wall elevations on the grading sheets.
- 3L. Label major contours. Ensure contours match on the grading and landscape sheets.
- 3M. Show the swale flowline(s) on all applicable sheets and indicate the direction of flow.

4. Landscaping

- 4A. Per the comments in Item 2C and on the redlines, identify all lots and PA-57 separately. Provide a Landscape Buffer Table identifying each segment and outline the landscape required vs. proposed for each separately.
- 4B. The required E-470 Special Buffer Requirement shall be a minimum 25-feet wide ([Table 4.7-2](#)) measured from the E-470 ROW and include 1 tree and 10 shrubs per 30 feet for non-residential development ([Section 146-4.7.5.H](#)). Buffer reductions can be permitted per the incentives identified in Table 4.7-2.
- 4C. Add the city landscape notes and a single, cumulative plant schedule.
- 4D. Trees are required in the buffer unless there is an encumbrance. Our expectation is the trees will be located around existing utilities. Other than fiber optic for E-470, other fiber optic lines are not considered an encumbrance.
- 4E. Identify the column spacing.
- 4F. Add notes to address who will be responsible for maintenance and irrigation.
- 4G. Add notes if the landscape is to be phased.
- 4H. Label major contours and ensure grading is consistent with the grading sheets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Moustapha Agrignan / magrigna@auroragov.org / Comments in green)

- 5A. Remove the benchmark.
- 5B. Label and dimension existing and proposed sidewalks.
- 5C. Label the retaining walls as “private”.
- 5D. Label street classification(s).
- 5E. Provide the maximum height or height range for the proposed retaining wall(s). Provide a typical section for the wall. Any retaining walls over 30" require a railing.
- 5D. Label slope(s) and slope percentage.
- 5E. Advisory note: North arrow shall point towards either the top or the right-hand margin of the sheet only for Civil Plan.
- 5F. Structural calculations, if applicable, will be required with the first submittal of the civil plans.

6. Traffic (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in amber)

- 6A. Dimension the distance between the fence and the right-of-way to verify that all hazards are out of the clear zone.
- 6B. Ensure all linework is identified.



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

7A. No comments at this time.

8. Aurora Water (Samantha Bayliff / 303-807-8869 / sbayliff@auroragov.org / Comments in red)

8A. Advisory: Site plan will not be approved until Preliminary Drainage Report is approved.

8B. Why is the fence in the middle of the ditch flowline?

8C. Label all existing and proposed easements.

8D. Existing electrical linework seems to be missing.

8E. Identify the 100-year WSEL in the swale on all sheets.

9. PROS (Abigail Scheuemann / 303-739-7169 / ahscheue@auroragov.org / Comments in purple)

9A. No comments at this time.

10. Land Review Services (Roger Nelson / ronelson@auroragov.org / Comments in magenta)

10A. Label the exterior boundary with Bearings & Distances/Curve Data.

10B. Confirm that a water quality pond is allowed within the 65' Multi-use easement.

11. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

11A. See attached comment letter.

12. E-470 Authority (Brandi Kemper / bkemper@e-470.com)

12A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.

12B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
Clearly identify the E-470 ROW and easements on all applicable drawings.

12C. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place. No landscaping, fencing, nor structures will be allowed to encroach the fiber easement. A dig watch shall be required whenever there are construction activities near the TBMS line. A minimum 4' of cover is required over the fiber.

12D. E-470 will be widened to 4 lanes in each direction in the future. No landscaping, fencing, and/or structures will be allowed in the 10' fiber easement, 25' wide multi-use easement, nor the 2' wide electric easement.

12E. No structures are allowed in the MUE.

12F. Developed flows from the site will need to be treated and discharged at or below historic rates. The contractor will be responsible for stormwater permitting through the City, County, or E-470 for this project.

12G. An entity will need to take responsibility for the ongoing maintenance of any proposed improvements within the ROW and MUE.

12H. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.

12I. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.

12J. Any fencing disturbed will need to be reset meeting E-470 specifications.

12K. A comment/response document would be helpful to track the revisions to each submittal.

12L. Additional comments will be issued as design progresses.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

December 5, 2024

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

Attn: Debbie Bickmire

Re: E-470 Landscape Plans, Case # DA-2062-66

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **E-470 Landscape Plans**. Please be aware PSCo owns and operates existing underground electric distribution facilities within the proposed project area. Note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (by less or more), PSCo facilities must be raised or lowered to accommodate that change. Contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

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.

Donna George
Right of Way and Permits
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