



Planning Division  
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Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

7/26/2024

John Torp  
Brennan Investment Group  
PO Box 158  
Louviers, CO 80131

**Re: Initial Submission Review: Picadilly Crossing at Allen Annexation– Site Plan and Plat**  
**Application Number:** DA-2380-01  
**Case Numbers:** 2024-6026-00, 2024-3036-00

Dear Mr. Torp:

Thank you for your initial submission, which we started to process on July 5<sup>th</sup>, 2024. 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 community members.

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 August 12<sup>th</sup>, 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 303-739-7209 or [sgubrud@auroragov.org](mailto:sgubrud@auroragov.org).

Sincerely,

Stephen Gubrud, Planner I  
City of Aurora Planning Department

cc: Max Newstrom, Ware Malcomb  
Justin Andrews, ODA  
Filed: K:\\$DA\2300-2399\2380-01rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Detail Improvements along Stephen D Hogan Pkwy. and 6<sup>th</sup> Ave.
- Adherence to Open Space and Landscaping Requirements.
- Lighting Protections for SFD Neighborhood to the North.
- Location of Access, Ramps, and Crosswalks.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. No neighborhood comments have been received since the initial application submittal. Therefore, a neighborhood meeting will not be required at this time.
- 1B. Two external referral comments were received from Xcel Energy and Buckley Space Force Base. You can find the comment letters attached following the City review comments.
- 1C. There are currently outstanding fees associated with this application totaling \$28,725.75. These fees will need to be paid before initiation of the 2<sup>nd</sup> review process.

#### **2. General Planning Comments**

##### Site Plan

##### Cover Sheet

- 2A. Please move the “site plan” from this location to the title, using the same font and boldness as the title.
- 2B. Title should read (all in bold lettering): **Picadilly Crossing - Site Plan**.
- 2C. Neither of these are existing zone districts within the City of Aurora. This property is currently zoned I-1 (Business/Tech District) and is also within the Buckley AIO (Airport Influence Overlay) District. Please indicate as such for this item.
- 2D. Please specify the type(s) of commercial uses intended for this site i.e. Office Flex, Warehousing, Distribution, etc.
- 2E. Please include only the sheet number, not the total sheet count in the index and on each individual sheet. This helps prevent inconsistencies with future SP amendments.
- 2F. Per UDO section 146-4.6.3.F.1 non-residential developments in Subarea C shall provide bicycle parking spaces equal to at least five percent of the required automobile parking spaces. Based on the provided 600 stall requirement this would equate to 30 bicycle parking spaces. Please include bike parking counts in the updated data block.
- 2G. Each inverted-U bicycle rack counts as two bicycle parking spaces.
- 2H. To avoid future amendment processes please include approximate signage data and show the location on the site plan.

##### Sheet 2

- 2I. Following the COA Site Plan Manual the site plan must be drawn at a minimum scale of 1"=40' please revise the scale and drawings to meet this requirement.
- 2J. Ideally, a screening method would be implemented at these locations to shield the loading docks from view of 6th Avenue and nearby residential development.
- 2K. A detail sheet is needed for any fencing, walls, trash dumpsters, bike racks, signage, etc.

#### **3. Streets and Pedestrian Comments**

- 3A. On-site outdoor space in an amount equal to at least five percent of the building footprint plus an additional one percent of the building footprint for each story of the building greater than two stories is required. For this proposal, a patio area with seating would satisfy this requirement. This outdoor public space should generally be oriented towards a main or employee entry area. Patio space should include features such as pedestrian-scaled lighting, distinctive pavement treatment, site furniture, landscaped borders, and amenities such as raised planters, seat walls, or tree wells.



- 3B. For any features included in the plaza area such as bench seating, trash receptacles, etc. please include a detail within the site details section of the site plan document.
- 3C. This development should tie into the new north-south collector being constructed in Stafford to the west. Please provide an east/west connection to N Lisbon St. Coordinate with the adjacent landowner to establish a shared access agreement for any portion of the access road located on their site.
- 3D. A connection between the public sidewalk on 6th Avenue needs to be made to provide an accessible path into the site.

#### **4. Parking Comments**

- 4A. In the subsequent letter of introduction submittal please explain how the required parking total was calculated. Based on staff calculations, prescribing the most intensive applicable standards, the minimum requirement would be just over 500 stalls.

#### **5. Architecture and Urban Design Comments**

- 5A. UDO Section 146-4.8.7.D describes the required four-sided building design elements that are to be incorporated into building elevations. With future architectural submittals please include a modified version of table 4.8-8 indicating which of the various Massing, Materials, and Human Scale features are being claimed for this project design.

#### **6. Signage & Lighting Comments**

- 6A. Please show the intended location of any monument signs on the site plan. Recordation of the site plan without placeholder monument sign information will result in a minor amendment being required for future installation of monument sign(s).
- 6B. If wall signs are being installed, please indicate the approximate location and size on elevation sheets.
- 6C. As there are single-family detached homes on the north side of the property lighting will be an important consideration. To mitigate any adverse effects of lighting on this site to those residential properties wall and pole-mounted lights on the north side of the building should be downcast and the latter should be shielded to prevent light pollution.
- 6D. Include a detail for all lighting fixtures including wall-mounted lights/ sconces. Please also include wall-mounted lights on any elevations as applicable.

#### **7. Landscaping Comments (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

##### **Generally**

- 7A. Dimension and label all buffers being provided.
- 7B. The identified areas are no longer permitted to be irrigated sod. Only activated areas such as parks, green courts, etc. can be sod.

##### **Cover Sheet**

- 7C. Due to the potential for amendments to the plan set after approvals, which could result in the addition of sheets, please do not label it as 1 of X.

##### **Sheet 15**

- 7D. Enlarge the tables, the landscape notes, and the Plant List. The font of all of these items is too small.
- 7E. Update Building 1 and 2's curbside landscape tables should a detached sidewalk be required to be included with this application.
- 7F. Update the landscape tables per the comments provided.
- 7G. Update landscape note number five to remove the reference to the previous landscape code.
- 7H. Update the Plant List to include the provided quantities.

##### **Sheet 16**

- 7I. Please be advised that while the seed does not require irrigation, the trees will need to be placed on a permanent drip.
- 7J. Include the 100-year Water Surface Elevation in the detention pond.
- 7K. TGS does not appear in the plant schedule.



Sheet 19

- 7L. The plants selected along the perimeter of the parking lot will not be tall enough to screen the parking. Plants shall be a minimum of three feet tall at maturity. Include diversity in height, color, etc.
- 7M. Where is the proposed sidewalk and curbside landscape? Should the ultimate improvements be shown per the pre-application review comments, then a note should be added here stating that the street trees and curbside landscaping are being deferred until the infrastructure improvements are required by the city.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**8. Civil Engineering** (Kendra Hanagami/ 303-739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)

Cover Sheet

- 8A. Please add the following note: Before final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns, and the cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.
- 8B. Please add the subdivision name to title.
- 8C. Please add subdivision name to the title, typ all sheets.

Sheet 2

- 8D. Show property and/or R.O.W. lines, easements, and/or tracts. The type and dimension of the easement or tract shall be clearly labeled. R.O.W. and street widths shall be dimensioned. Label lot and blocks. Show sidewalks. (2.06.1.01 of the 2023 COA Roadway Manual)
- 8E. Show required public improvements for the site per the pre-app notes from the 3/23/23 meeting (see snip): - Ultimate improvements for Stephen D Hogan-6th Avenue section
- 8F. Identify material, typ. All.
- 8G. Advisory note: A Geotech report will be required to be submitted during the civil plan submittal phase of the project.
- 8H. The plat for Stephen D Hogan shows a 144' ROW. Please revise to match the plat, typ. all sheets.
- 8I. Indicate the accessible route on the site plan (typ. all sheets).
- 8J. Show ROW (existing and proposed) and easements correctly, typ. all sheets. See snip.
- 8K. Identify pavement material, typ. all sheets (asphalt, concrete, etc.).

Sheet 5

- 8L. Add roadway classification per section 4.04.2
- 8M. Add typical sections for Stephen D Hogan Parkway and E 6th Avenue with responsibility identified if less than the full roadway is anticipated to be built.
- 8N. Include centerline radii for 6th Avenue. Pavement widening may be required to meet minimum centerline geometry criteria.
- 8O. Please identify this structure that appears to be in line with the proposed sidewalk. Also, identify if it is intended to be protected in place or relocated.
- 8P. Show curb ramp and receiving ramp conceptually to cross 6th Avenue. Also, show conceptual spacing for the proposed public streetlights along Stephen D Hogan and 6th Avenue. The curb ramps, sidewalk, and streetlight improvements are a requirement before the issuance of TCO/CO for the site.
- 8Q. Advisory comment: Curb ramp details will be required with the civil plan submittal and will be checked for ADA compliance and compliance with the 2023 Roadway Manual at that time.
- 8R. Show ROW (existing and proposed) and easements correctly, typ. all sheets. See snip on sheet 2.
- 8S. This work is a requirement of this project, typ. all

Sheet 6

- 8T. Show ROW (existing and proposed) and easements correctly, typ. all sheets. See snip on sheet 2.

Sheet 7

- 8U. Add the following notes to any grading sheets on Site Plans: 1. Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%. 2. The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1. 3. The slope away from the



building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.4. (This note is required only when Fire Lanes are required) The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.5. (This note is required only when accessible parking is required) The resultant grade in any direction within accessible parking areas shall not exceed two percent.6. (This note is required only when accessible exterior route is required) The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.

8V. Are these retaining walls or part of Building 1? Please label accordingly, typ. all.

8W. Remove spot elevations from site plan submittal, typ. all.

Sheet 11

8X. Please add this hatch to the legend, typ. All

Sheets 27 & 28

8Y. Please show the conceptual location for the public streetlights along Stephen D Hogan Parkway and E 6th Avenue.

8Z. Advisory Comment: Photometrics and public streetlight details are required to be submitted with the civil plan submittal, not the site plan submittal.

**9. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in orange)

Cover Sheet

9A. Traffic Impact Study needs to be updated. If it identifies a traffic signal is warranted at 6th Ave/SDHP then traffic signal escrow will be required.

Sheet 2

9B. Based on TIS this intersection shall be restricted to RIRO movements only.

9C. E-W road at the northern end of the site connecting over to Lisbon St shall be provided, if feasible.

9D. Label ALL site accesses as RIRO, etc. add sight triangles per COA TE-13 to ALL site accesses.

9E. Move access as far away from SDHP as possible or to access the drive aisle.

9F. Show the entire section of SDHP.

Sheets 3 & 4

9G. Move ramps and crosswalks closer to the intersection. Add STOP sign to NB approach

Sheet 5

9H. Add E-W ped ramps, crosswalk bars, and SB STOP sign

9I. Add E-W ped ramps, STOP sign, and crosswalk bars.

9J. Add a STOP sign.

9K. Based on TIS this intersection shall be restricted to RIRO movements only.

9L. Label ALL accesses RIRO, etc.

9M. Move access as far away from SDHP as possible or to access the drive aisle.

9N. Move ramps and crosswalks closer to the intersection. Add STOP sign to EB and WB approaches.

9O. Show fire truck turning templates internal to the site.

9P. Show truck turning templates into/out of access.

Sheet 6

9Q. Show truck turning templates into/out of access.

9R. Move ramps and crosswalks closer to the intersection. Add STOP sign to EB and WB approaches.

9S. Add E-W crosswalk bars and SB STOP sign.

Sheets 18 & 19

9T. Add sight triangles per COA TE-13. Verify ALL mature plant heights within ALL sight triangles meet COA 4.04.2.10 requirements.



TIS

Sheet 1

- 9U. 1. E-W road at the northern end of the site connecting over to Lisbon St shall be provided, if feasible. Update analyses/reports to reflect connection 2. There are significant thru queues reported on SDHP that will impact adjacent intersections resulting in the following: - Intersection 1 should not be signalized and restricted to RIRO movements only- Intersection 3 should be restricted to RIRO movements only 3. Most of the planned development in this area is planned to be industrial. Increase heavy vehicle % on SDHP to reflect industrial development, review Stafford Logistics TIS 4 add auxiliary lane discussion and evaluation using SHAC5. see comments throughout the report.

Sheet 10

- 9V. Overall LOS is not relevant.

Sheet 12

- 9W. Overall LOS for STOP sign-controlled intersections is not relevant.

Sheet 14

- 9X. Overall LOS for STOP sign-controlled intersections is not relevant  
9Y. Add discussion regarding the E-W road at the northern end of the site connecting over to Lisbon Street, if feasible.

Sheet 15

- 9Z. All the Study intersections operate at LOS D or better in both peak hours. When analyzed as side-street stop-controlled, the intersection of Stephen D. Hogan Parkway and 6th Avenue was estimated to operate at LOS A in the AM peak hour and LOS D in the PM peak hour.  
9AA. Add auxiliary lane discussion and evaluation using SHAC.  
9BB. Overall LOS for STOP sign controlled intersections is not relevant, remove.

Sheet 19

- 9CC. Update the conclusion to reflect comments.

Sheet 22

- 9DD. Significant delay, restrict access to RIRO (see highlighted figures).  
9EE. Report only critical movement delay/LOS for STOP-controlled intersections.

Sheet 23

- 9FF. Highlighted queues are significant and will impact adjacent intersections resulting in the following: 1. Intersection 1 should not be signalized and restricted to riro only 2. Intersection 3 should be restricted to riro only  
9GG. The shortest summarized vehicle queue shall be one vehicle (25'). update table.

Sheets 28-29 & 32-33

- 9HH. Balance volumes.

Sheet 33

- 9II. 2050 volumes on SDHP are the same or lower than the 2040 total volumes documented in the Stafford Logistics TISs.

Sheets 107, 112, 127 & 138

- 9JJ. The majority of planned development in this area is planned to be industrial. Increase heavy vehicle % on SDHP to reflect industrial development, and review Stafford Logistics TISs.

**10. Fire / Life Safety** (Stephen Kirchner/ 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

Cover Sheet

- 10A. Will this project be phased? If so, please add the applicable notes and meet the criteria provided.  
10B. Please include a line for van-accessible spaces.  
10C. Remove note 20. No residential structures in this project.  
10D. Add this note and place the numbers 65-80 between the words Exceeding and Under.  
10E. Will there be any gating on the site? If so, please see the notes provided above. Also, a license agreement will be needed for the gating.  
10F. Change to 2021 IBC Construction Type.





- 10G. Replace note 4 with the note provided above.
- 10H. 2021 Accessible Exterior Routes.
- 10I. 15-21 ERRC.
- 10J. Replace note 18 with the one provided above.

Sheet 2

- 10K. Show the fire hydrant on the south side of the intersection of 6th Avenue and Stephen D. Hogan Parkway.
- 10L. To comply with the two points of emergency access, show 6th Avenue connecting east to Picadilly.
- 10M. These fire hydrants must be relocated to within 100 feet of the FDC. The best way to accomplish this is to have an island directly in front of the fire riser room and place the hydrant there.
- 10N. Move all hydrants to the building side of the fire lane easement.
- 10O. Reconfigure to have the fire lane easements on the building side of the 70' span.
- 10P. There was to be a road connecting Liverpool Street to the site. This would be the easiest way to accomplish two points of access.
- 10Q. Identify fire access doors on site plan sheets.

Sheet 3

- 10R. Show accessible routes on site plan sheets. TYP.
- 10S. Show and label FDC, riser room, and Knox box.
- 10T. FDC sign.
- 10U. Riser room sign.
- 10V. Identify van-accessible spaces on site plan sheets. TYP.
- 10W. Use this symbol for FDC and add to the legend. TYP.
- 10X. Label FDC as "Flush Mount FDC with Approved Knox Caps".
- 10Y. Replace sign details with the ones provided. TYP
- 10Z. See notes on sheet 2 regarding fire lane easements and fire hydrant placement.
- 10AA. Replace all fire lane sign notes with the ones provided to the left. TYP.
- 10BB. Use this symbol for Knox Box and show on the legend. TYP.

Sheet 4

- 10CC. Show and label FDC, riser room, and Knox box.
- 10DD. Label FDC as "Flush Mount FDC with Approved Knox Caps".
- 10EE. See notes on sheet 2 regarding fire lane easements and fire hydrant placement.

Sheet 5

- 10FF. Show fire hydrant on the south side of the intersection of 6th Avenue and Stephen D. Hogan Parkway.
- 10GG. Show sidewalk with ramps and pedestrian crosswalk here.

Sheets 5-7

- 10HH. See notes on sheet 2 regarding fire lane easements and fire hydrant placement.

Sheet 7

- 10II. Show and label accessible routes on all grading sheets using a heavy dashed line. TYP.
- 10JJ. Add to grading sheet notes.
- 10KK. Show crosswalk in this area.

Sheet 25

- 10LL. Show and label the path of exit discharge. See note provided. TYP.

Plat

Sheet 2

- 10MM. See notes on sheet 2 of the site plan document regarding fire lane easements.

**11. Aurora Water** (Samantha Bayliff / 303-739-7388/ [sbayliff@auroragov.org](mailto:sbayliff@auroragov.org) / Comments in red)

Sheets 11-14

- 11A. TYP: Where sanitary cleanout is called out, show graphically.

Sheet 11

- 11B. Call out the fire line as private.
- 11C. Provide easement information.



Sheet 12

- 11D. Call out the fire line as private.
- 11E. TYP: Where sanitary cleanout is called out, show graphically.
- 11F. Advisory: Where storm sewer is flowing against the grade, ensure sufficient cover.
- 11G. Need a manhole at this bend.

Sheet 14

- 11H. Ensure these pipes are labeled on this sheet

**12. PROS** (Adison Petti / 303-739-7160/ [apetti@auroragov.org](mailto:apetti@auroragov.org) / Comments in red)

Cover Sheet

- 12A. Active Bald Eagles Nest –PROS will be looking for a letter of support from Colorado Parks and Wildlife (CPW) regarding the design, location, and potential disturbance to the nest to sign off on this project. Construction during active nesting season which runs from December through July is prohibited.
- 12B. PROS: On the table and subsequent sheets, indicate and label all areas intended for the required 2% public land dedication including total AC/SF.

**13. Forestry** (Rebecca Lamphear / 303-739-7177/ [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in red)

Sheet 4

- 13A. Approved, no further comments at this time.

**14. Land Development** (Roger Nelson / 303-739-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

Cover Sheet

- 14A. Match subdivision plat Description and B&D.
- 14B. Per Book 6, Page 431?

Sheet 2

- 14C. Lot 1, Block 1 Picadilly Crossing Subdivision Filing No. 1.1,695,567 SQ. FT. (38.925 AC.)
- 14D. Match line work from the plat.
- 14E. Utility Easement?
- 14F. Lot 2, Block 2?
- 14G. Lot 4, Block 3?
- 14H. Lot 5, Block 3?
- 14I. Lot 1, Block 5?
- 14J. Lot 2, Block 5?

Sheets 3-6

- 14K. See comments on sheet 2.

Plat

Sheet 2

- 14L. Remove hard return.
- 14M. (COA 2024 Subdivision Plat Checklist Item #1.) Number each sheet consecutively somewhere on the sheet. Please do not add the Company Logo to the plat border, north arrow or signature blocks. The name and addresses of the submitting company or firm may still be represented in the lower right-hand corner of the plat sheet(s). (Typical all sheets).
- 14N. Add "SITUATED IN"
- 14O. (COA 2024 Subdivision Plat Checklist Item #2.)
- 14P. Arapahoe County shows this Quarter Section as unincorporated? Confirm annexation is completed prior to plat submittal.
- 14Q. Add "SUBDIVISION"
- 14R. E. Sports Park Cir.?
- 14S. Label all publicly dedicated streets within ½ mile of the exterior of the site (Typical) COA 2024 Subdivision Plat Checklist Item #3.
- 14T. Add "E."





- 14U. **(Advisory Comment)** The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.**(Advisory Comment)** Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.**(Advisory Comment)** Provide statement of authority for person signing on behalf of the entity named in the title commitment.**(Advisory Comment)** Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording. See the red line comments on the plat and site plan.
- 14V. (COA 2024 Subdivision Plat Checklist Item #5.b.) Be a metes and bounds description of the exterior boundaries (no plus or minus distances will be accepted). Distances must be given to the nearest hundredth of a foot and bearings/angles to the nearest second.
- 14W. Remove the dashes.
- 14X. See COA 2024 Subdivision Plat Checklist Item #7.(Collectively hereafter "Owner").
- 14Y. ("City").
- 14Z. Insert ", "
- 14AA. Insert "and"
- 14BB. "to my knowledge, information, and belief. This certification is not..."
- 14CC. "...or tract is."
- 14DD. "...or Tract"
- 14EE. All owners of Lots or Tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.
- 14FF. UNPLATTED? (multiple locations)
- 14GG. New World West Subdivision Filing No. 2. Reception No. 1176921?
- 14HH. Lot 2, Block 5?
- 14II. Lot 1, Block 5?
- 14JJ. Lot 5, Block 3?
- 14KK. Lot 4, Block 3?
- 14LL. Lot 2, Block 2?
- 14MM. LS 2639 Established prior to 1970?2018: C-S 1/16th established online @ mid point by LS38081
- 14NN. LS 2639 Established prior to 1970?
- 14OO. On all sides of the new plat show adjoining or departing lot lines; size and type of abutting or departing easements (City owned or private); lot numbers, block numbers, and subdivision plat names with filing numbers. If the abutting property is unplatted, label it "Unplatted". Per COA 2024 Subdivision Plat Checklist Item #14.
- 14PP. Must monument the subdivision boundary, if setting another monument must explain why the existing monument was not accepted.
- 14QQ. And water?
- 14RR. Label easements (Typical)
- 14SS. POINT OF COMMENCEMENT?
- 14TT. POINT OF BEGINNING?
- 14UU. Show controlling monument to establish northerly ROW line. Per COA 2024 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or ¼ Section) Corner Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."



14VV. Label widths

14WW.?? (Label)

14XX. Appears to have been established at E-W mid-point rather than at intersect of opposing 1/16th corners?

14YY. Fully describe cap stamping (Typical)"Luchetti Surveying T4S R66WS2 | S1 | S11 | S12 2019 PLS 36053"

14ZZ. Fully describe the monument (Typical) "#6 Rebar with.

14AAA. Fully describe the cap stamping "C-C S 1/16 S2 2019 PLS 25965"

14BBB.#6 Rebar with.

14CCC.Fully describe cap stamping.

14DDD. Fully describe the cap stamping.

14EEE. Fully describe stamping.

14FFF. Road Name?

Sheet 3

14GGG. Label Easements (Typical)

**15.Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

15A. See attached comment letter.

**16.Buckley Space Force Base** (Porter Ingram / 303-668-2510 / [robert.ingrum@spaceforce.mil](mailto:robert.ingrum@spaceforce.mil))

16A. Buckley Space Force Base has had the opportunity to review the development application for Picadilly Crossing – Site Plan. The installation has no issue with the project and finds it in compliance with AFH 32-7084. Please request the developer follow the attached procedures for crane use during construction (60-day notice prior to use). Thank you for the opportunity to review this project.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

July 12, 2024

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

Attn: Stephen GuBrud

**Re: Picadilly Crossing at Allen Annexation, Case # DA-2380-01**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **Picadilly Crossing at Allen Annexation**. As always, thank you for the opportunity to take part in the review process. For these *industrial* lots, and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests 10-foot-wide utility easements around the perimeter of platted area and that all utility easements are **depicted graphically** on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email: [ReferralsXcelDistribution@xcelenergy.com](mailto:ReferralsXcelDistribution@xcelenergy.com).

Please be aware PSCo owns and operates existing underground electric distribution facilities along Stephen D. Hogan Parkway and request that these utilities are shown on the plan.

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](https://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 *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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](mailto:Donna.L.George@xcelenergy.com)

## **Warning this process can take up to 60 days, no exception**

### **CRANES/BOOM EQUIPMENT Off Airfield**

Lawrence Aragon (L.A.), Airfield Manager: 720-847-9731, [lawrence.aragon.1@us.af.mil](mailto:lawrence.aragon.1@us.af.mil)

Pete Mendoza, Asst. Airfield Manager: 720-847-6352, [peter.mendoza.2@us.af.mil](mailto:peter.mendoza.2@us.af.mil)

#### **Mandatory steps:**

- Inform Airfield Management of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure Representative for evaluation. This part of the process will general take approx. 5 business days.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.

### **CRANES/BOOM EQUIPMENT On Airfield**

#### **Mandatory steps:**

- A temporary construction waiver (TCW) will need to be initiated IAW UFC 3-260-01 Appendix B Section 1 para. B1-2.1.4 prior to construction to ensure full routing and approval from the Buckley Garrison Commander before the start; may take 60 days (Mike Mont-Eton will assist with the process).
- Inform the Airfield Manager of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure representative for evaluation.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document and must be submitted with TCW Package for approval. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.
- If need to drive on the airfield, contact Pete Mendoza at x6352, [peter.mendoza.2@us.af.mil](mailto:peter.mendoza.2@us.af.mil)

## Example of Map in Relation to Runway with Required Data



**55ft max height crane/boom**

**East side Hangar 801**

**1 June – 31 July 2019**

**Mon-Fri 7am-5pm**