

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



Worth Discovering • [auroragov.org](http://auroragov.org)

March 11, 2024

Matt Hopper  
Aerotropolis Regional Transportation Authority  
8390 E Crescent Pkwy Ste 300  
Greenwood Village, CO 80111

**Re: Second Submission Review** – 48th Avenue (Aerotropolis to Monaghan) - Infrastructure  
Site Plan and Plat  
Application Number: DA-2342-03  
Case Number: 2023-6051-00; 2023-3054-00

Dear Mr. Hopper:

Thank you for your submittal. We have reviewed your proposed Site Plan and Plat 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 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 April 1, 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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning and Development Services

Attachment: Xcel Comments

cc: Dave Center, Aecom 7595 Technology Way Denver CO 80237  
Margie Krell, Aecom  
Jacob Cox, ODA  
Filed: K:\SDA\2342-03rev2.rtf



## *Second Submittal Review*

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

- Add legal description, revise ATEC references, add case numbers (Planning)
- Add adjustment request, include pond landscape, show street signs (Landscaping)
- Revise standard note (Public Works Engineering)
- Revise regional trail reference and maintenance note (PROS)
- Revise manhole size (Water)
- Include monument records and closure report (Land Development Services)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of Application**

##### **Letter of Introduction**

- 1A. Verify the number of property owners. Three are listed in the Letter of Introduction (LOI) and only two are noted on the Infrastructure Site Plan (ISP).
- 1B. Address redline comments and notations.

##### **Site Plan**

- 1C. Replace ATEC references with Aerotropolis Logistic Center (ALC).
- 1D. Will proposed easements outside of the right-of-way be dedicated by a separate document? Note on the plans.
- 1E. Add the written legal description.
- 1F. Identify the treatment for the raised medians. Will it be impervious to landscape or concrete?
- 1G. Reference the existing right-of-way for Monaghan, including the width and reception number.
- 1F. Reference the adjacent US West - Monaghan Sub Flg No. 1, Lot, Block, and add the reception number.
- 1G. Review the existing vs. proposed right-of-way for Monaghan Road. See Sheet 9 for comment.
- 1H. Replace DA number references with Case Numbers.
- 1I. Please clarify who is constructing Pond BE-1T. Is it included in the Monaghan ISP? If so, note the case.
- 1J. Address all comments, edits, and notations on the redlines.

#### **2. Landscaping (Tammy Cook / 954-266-6488 / [tdcook@Auroragov.org](mailto:tdcook@Auroragov.org) / Comments in teal/red)**

- 2A. An adjustment for the street tree deficiency on the north side of the roadway (due to the encumbrance) shall be required. That adjustment must be included on the cover sheet and the landscape plan, and the letter of introduction must be updated to reflect the adjustment request.
- 2B. If the two ponds shown on the Civil Sheets are required for this project, please provide the Planting Requirements for the detention ponds and the planting plans for these areas. Also include the ponds on the Key Maps.
- 2C. Per Tim York with Aurora Water – the data suggest that the Tahoma 31 Bermuda grass would be allowed in those places where cool-season turf would not be. However, when we're talking about roadway designs, overhead/spray irrigation is not allowed in medians or curbside landscape areas. Tahoma 31 is required to have permanent irrigation so only sub-surface irrigation is allowed.
- 2D. Clarify whether the landscape will be planted in the median.
- 2E. Show the street signs on the landscape plans.
- 2F. The storm inlets do not appear in the same locations as on the civil plans, which may affect the planting plans. Please make sure the base files match.



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **3. Civil Engineering** (Chris Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in green)

#### **Site Plan**

- 3A. Remove the language from Note 6 on Sheets 5-9 as shown on the redlines. The minimum slopes apply to both inside and outside of the roadway areas.

### **4A. Traffic Engineering** (Jason Igo / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)

#### **Sheet 7**

- 4A. Why is there 20' from the stop bar and the crosswalk striping? The previous comment was to make this 4'.  
4B. The TIS has the SHAC requirement for the turn lane to be 625' long.  
4C. Is the lane noted on the redlines merging into the SB lane or is it going into its own lane? We will need a Yield Sign if it merges in at this location.

### **5. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

- 5A. Five-foot sanitary sewer manholes are required for mains greater than 15".

### **6. PROS** (Curt Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)

- 6A. PROS is unsure why the expectation is that the sidewalk on the north side of 48th will be maintained by PROS. We have no recollection or record of such responsibility being accepted previously. Please provide any documentation which supports this assumption. PROS takes the position that the sidewalk is to be the maintenance responsibility of the adjacent property owner, following general practice in the city. Unless proven otherwise, all references to the "regional multi-use trail maintained by PROS" should be replaced by a label that it is a 14' wide sidewalk instead.

### **7. Land Development Services** (Roger Nelson / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

#### **Site Plan**

- 7A. Match the bearings, distances, and angles from the plat. See redlines for specifics.

#### **Plat**

- 7B. Provide the closure sheet for the description.  
7C. Provide the State Monument Records for the aliquot corners used in the plat. Add the monuments for the subdivision exterior per COA 2023 Subdivision Plat Checklist Item #13.d.(1).  
7D. Add the street name.  
7E. Do not show "to be recorded by separate document." If applicable- provide recording information.  
7F. Referenced properly stamped cap.  
7G. The Site Plan shows a 250' Xcel Easement north of the proposed right-of-way.  
7H. Send the updated Title Commitment to be dated within 30 calendar days of the plat approval date. This Commitment should be submitted at your final submittal of the electronic Plat for recording.  
7I. Send in the Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at your final submittal of the electronic Plat for recording.  
7J. 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 the 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.

### **8. Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 8A. See attached comment letter.



**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

February 16, 2024

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

Attn: Debbie Bickmire

**Re: 48th Avenue Phase 2 (Aerotropolis Pkwy to Monaghan Rd) – 2<sup>nd</sup> referral  
Case # DA-2342-03**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined that the property owner/developer/contractor must contact our Siting and Land Rights Department for review of the existing high-power electric transmission facilities along East 48<sup>th</sup> Avenue via either email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com) or website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway).

Additionally, PSCo owns and operates existing natural gas and electric transmission facilities along the Powhatan Road alignment, which to be just outside the proposed project area. For **any** activities in this area, the property owner/developer/contractor must contact the following respectively:

- **Electric Transmission:** email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com) or website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway)
- **High Pressure Natural Gas Transmission:** [encroachment requests \(xcelenergy.com\)](http://encroachment.requests(xcelenergy.com)) - click on Colorado; an engineer will then be in contact to request specific plan sheets

Curiously, how wide are/is the "utility easement to be recorded by separate document" and by what separate document will they be recorded? PSCo requests 10-foot-wide utility easements along both sides of East 48<sup>th</sup> Avenue to be dedicated by plat, which is standard practice.

For any new natural gas or electric service or modification to the existing natural gas distribution facilities along the west side of the future Aerotropolis Parkway, and overhead and underground electric distribution facilities along Monaghan Road, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

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 / Xcel Energy  
Office: 303-571-3306 – Email: [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)