



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

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October 12, 2023

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

Re: Initial Submission Review: 48th Avenue Filin No 1 - Plat
Application Number: DA-2062-49
Case Number: 2023-3048-00

Dear Mr. Hopper:

Thank you for your initial submission, which we started to process on September 11, 2023. We 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 November 2, 2023.

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,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Xcel Comments

cc: Dave Center, AECOM
Margie Krell, AECOM
Jacob Cox, ODA
Filed: K:\\$DA\2062-49ev1.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Notification was sent to nine (9) adjacent property owners, eight (8) registered neighborhood associations, and three (3) outside agencies. No comments were received from adjacent property owners. Comments were received from one (1) outside agency and are attached to this letter. Please provide a response with your next submittal.

2. Planning

- 2A. Advisory comment: The plat cannot be recorded until all property owners provide signatures or ARTA owns the property / has the authority to sign the plat.
- 2B. Planning recommends removing “Infrastructure” from the plat title to minimize confusion with the site plan. Additional naming suggestions may be offered by Land Development Services.
- 2C. Label existing roads in the Vicinity Map and remove unplatted lot lines.
- 2D. Remit payment of \$11,762.00 for the outstanding application fees prior to the next submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 3A. Comments are forthcoming and will be emailed to the consultant.

4. Revenue/Aurora Water/TAPs (Melody Oestmann / moestman@auroragov.org)

- 4A. Storm Drain Development fees due: 29 acres x \$1,242.00 = \$36,018.00

Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

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

- 5A. See attached comment letter.

6. E-470 Public Highway Authority (Brandi Kemper / bkemper@e-470.com)

- 6A. Comments:
- 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.
 - 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 MUE on all applicable drawings.
 - The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.
 - A dig watch shall be required whenever there are construction activities near the TBMS line.
 - A minimum of 4’ of cover is required over the fiber.
 - E-470 will be widened to four lanes in each direction in the future.
 - Coordinate any improvements with the 48th Avenue interchange project contractor.
 - Developed flows from the site will need to be treated and discharged at or below historic rates.
 - An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.



- Survey monuments along and within the E-470 ROW/MUE that are disturbed shall be reset and conform to the E-470 coordinate system.
- Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- Any fencing disturbed will need to be reset to meet E-470 specifications.
- A comment/response document would be helpful to track the revisions to each submittal.
- Additional comments will be issued as the 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

September 21, 2023

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

Attn: Debbie Bickmire

Re: 48th Avenue Infrastructure Filing No. 1, Case # DA-2062-49

Public Service Company of Colorado's Right of Way and Permits Referral Desk has reviewed the plat for **48th Avenue Infrastructure Filing No. 1** and does not appear to have any conflict.

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