

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



April 24, 2019

Cindy Sauls
Aurora Public Schools
1369 Airport Boulevard
Aurora, CO 80011

Re: Initial Submission Review – Pickens Technology Center Subdivision Filing No 6 - Plat
Application Number: DA-1711-09
Case Number: 2019-3022-00

Dear Ms. Sauls:

Thank you for your initial submission, which we started to process on Monday, April 1, 2019. We reviewed it and attached our comments along with this cover letter. The letter contains specific comments from all city departments, plus those received from outside agencies.

Since several issues remain, you will need to make another submission. Please revise your previous work and send us a new submission.

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 303-739-7251.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Cammarata".

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

Attached: Xcel Letter Dated April 19, 2019

cc: Fred Banfield - JVA Consulting Engineers 1512 Larimer St Ste 710 Denver, CO 80202
Susan Barkman, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\1711-09rev1.rtf



Initial Submission Review

1. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green.

1A. I don't see any record of a civil plan submittal. Civil plans are required

1B. There is a utility easement for a water line that extends to the south and then west

2. Aurora Water

Reviewed by: Diana Porter / dporter@auroragov.org

2A. Storm Drainage Development Fees \$1242.00/acre x 4.0/acres = \$4,968.00 - Make check payable to "City of Aurora"

3. Real Property

Maurice Brooks/ mbrooks@auroragov.org / 303-739-7294 Comments in magenta.

3A. See the red line comments on the plat.

3B. The title commitment should represent the subject property boundary at least.

3C. Send in a title commitment showing the area of the subject property within same.

3D. Send in the State monument records for the aliquot corners used on the plat.

4. Life Safety

Reviewed by: William Polk/ 303-739-7371 / wpolk@auroragov.org Comments in blue.

4A. Please include the width of the fire lane easement. TYP

5. Xcel Energy

Donna George / donna.l.george@xcelenergy.com / (303) 571-3524

5A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for Pickens Technology Center Subdivision F6 and requests that a 10-foot wide utility easement is dedicated on private property abutting Salida Street.

5B. PSCo also requests that the following language or plat note is added to the preliminary and final plats for the subdivision: *Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

5C. All utility easements are requested to be depicted graphically on the plat. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

5D. See attached letter.

6. Arapahoe County

Terri Maulik / publicworks@arapahoegov.com / 720.874.6500

6A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other Divisions and/or Departments in Arapahoe County may submit comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 19, 2019

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

Attn: Brandon Cammarata

Re: Pickens Technology Center Subdivision Filing No. 6, Case # DA-1711-09

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Pickens Technology Center Subdivision F6** and requests that a 10-foot wide utility easement is dedicated on private property abutting Salida Street.

PSCo also requests that the following language or plat note is added to the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

All utility easements are requested to be depicted graphically on the plat. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/). The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 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