



Planning Division
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AuroraGov.org

March 1, 2024

Jimmy Kukral
KCM Aurora One LLC
205 County Road H
Elkhorn, WI 53121

Re: Initial Submission Review: Solae at Aurora One – Site Plan with Adjustments and Subdivision Plat
Application Number: DA-2241-07
Case Numbers: 2024-4004-00; 2024-3003-00

Dear Mr. Kukral:

Thank you for your initial submission, which we started to process on February 5, 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 March 22, 2024. There is an outstanding balance of \$37,218.30 for this application that must be paid prior to the resubmission.

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 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Development Services Department

cc: Mark Kieffer, Norris Design
Elyse Applegate, Norris Design
Brit Vigil, ODA
Filed: K:\\$DA\2241-07rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the Letter of Introduction (see Item 2)
- Verify compliance with outdoor space, plaza, fence, and setback requirements (see Item 3)
- Enhance pedestrian connections through the site and to adjacent open spaces (see Item 5)
- Address code compliance issues with the proposed tandem parking spaces (see Item 6)
- Update the building elevations to comply with Aurora One and UDO standards (see Item 7)
- Address all comments on the Landscape Plan (see Item 8)
- Coordinate with the city addressor on street and building addressing (see Item 9)
- Provide a Local Type 3 street per the Aurora One PIP (see Item 10)
- Revise parking space locations and update the Traffic Impact Study to address all comments (see Item 11)
- Adjust fire lanes and provide two points of access and a looped water supply (see Item 12)
- Revise the waterline to 12" to comply with the Master Utility Study (see Item 13)
- Pay storm drain development fees and APS fees prior to mylar recordation (see Items 14 and 18)
- Remove non-functional turf areas to comply with water conservation requirements (see Item 15)
- Provide the required 1.0 acre open space required by the Aurora One Master Plan (see Item 16)
- Submit the Subdivision Plat (see Item 17)
- Review comments from Xcel Energy and E-470 (see Items 18, 19, and 20)

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.

2. Completeness and Clarity of the Application

- 2A. There is an outstanding balance of \$37,218.30 for this application submittal. This payment must be made prior to making a second submittal.
- 2B. The Subdivision Plat must be uploaded with the next submittal. As previously noted, additional reviews may be required because it wasn't included with the initial submittal.
- 2C. Update the Letter of Introduction to address inconsistencies and add additional information where requested.
- 2D. Please ensure that the title of the Site Plan is spelled consistently on all documents (i.e. Solae vs. Solea) and add "with Adjustments" to the title on all sheets.
- 2E. Include additional street names on the Vicinity Map for context purposes.
- 2F. Remove "of 41" from the sheet numbers throughout the Site Plan in case additional sheets are added to the Site Plan in the future.
- 2G. Make revisions or additions to the Data Block where requested.
- 2H. Remove the internal building layouts on all sheets and only show the building footprints.
- 2I. Ensure that matchlines are accurate on all sheets.
- 2J. Note the Case Numbers for any adjacent ISPs or Site Plans on applicable sheets.

3. Zoning and Land Use Comments

- 3A. Per Tab 9 in the Aurora One Master Plan that was amended in 2023, a minimum 1.0 acres of open space is required to be provided within PA-10 per PROS requirements. This is a separate requirement from the usable outdoor space requirement in the UDO. Please coordinate with PROS and Planning prior to resubmitting to determine an appropriate location for this open space. In addition, the public land dedication table on the Cover Sheet should be updated as it doesn't match the latest Master Plan.



- 3B. Per Section 146-3.3.2.H.7, "a significant portion of the outdoor space shall be consolidated in a central portion of the development" and "may not include areas intended for vehicular use." In addition, all linear areas need to be amenitized with benches, tables, or other similar features. Although some of these areas do appear to have this, others don't, so they won't be eligible to be counted unless amenitized more. Please note that this requirement is above and beyond the 1.0 acres of open space required by the Aurora One Master Plan.
- 3C. Note the building setbacks from the back of sidewalk to verify compliance with MU-R setback requirements.
- 3D. Per Tab 12 of the Aurora One Master Plan, "a minimum of one entry plaza or courtyard a minimum of 400 sq. ft. and with direct access from the sidewalk shall be provided along each 400' of block frontage along the street." Please identify the location of these on the Site Plan.
- 3E. The 12' screen wall that is shown along a portion of the southern property boundary is not permitted. The maximum height that is permitted per Table 4.7-5 is 6'.
- 3F. Per Section 146-4.8.4.B.3, when two buildings each face a common area other than a street, the space between the two structures shall be a minimum of 40'. There are a few buildings that do not appear to meet this requirement. See redline comments for further details.
- 3G. Show the location of all ground or wall-mounted utility equipment such as HVAC, meters, panels, etc on site plan and landscape plan sheets. They are required to be screened from view of streets, parks, open spaces, trails, plazas, and other public spaces. The location of these and the method in which they are screened will help determine whether some of the proposed outdoor spaces can count towards the 20% requirement.
- 3H. Identify where the maintenance access will be provided to the detention pond to the north if it's within this site to ensure that it doesn't conflict with buildings, parking, or landscaping.
- 3I. Remove the snow storage labels as this is a private maintenance issue that doesn't need to be identified on the Site Plan.
- 3J. Label the proposed dog park location on all applicable sheets.
- 3K. Show the location of all proposed monument signs and include a detail of the monument sign base and height. Also note the permitted and proposed signage in the Data Block.
- 3L. Please note that the maximum building height permitted in MU-R is 100', not 60'. Please update this on all applicable sheets.
- 3M. Clarify what the "project identity obelisk" is and provide a detail.

4. Adjustment Comments

- 4A. On the Cover Sheet, add a section for adjustments and include the code section, code requirement, and a brief explanation of what is requested. Mitigation measures and justification should only be included in the Letter of Introduction.
- 4B. The requested adjustment for all multi-family buildings having street frontage should be from Section 146-3.3.2.H.1, not Section 146-4.3.2. Please update this in the Letter of Introduction.
- 4C. If any additional adjustment requests are needed, please specifically note them when resubmitting.

5. Streets and Pedestrian Comments

- 5A. The street section of the internal street doesn't appear to match the Local Type 3 (68' width) section required in the Aurora One PIP. This is required regardless of whether the street is public or private.
- 5B. Please clarify if the street identified as a "Future Road" southwest of the site is going to be built prior to the development of PA-10. There is conflicting information on this in the different documents. No plans have been submitted by the master developer for this street yet.
- 5C. Per Section 146-4.5.4.D.2.b, "when a lot in a Mixed-Use district abuts public open space that includes existing or planned trails, a direct pedestrian connection at least six feet wide from the development to the existing or planned trail shall be provided," and "at each point where a sidewalk must cross a parking lot, internal street or driveway to make a required connection, it shall be clearly marked by using one of the methods shown in Table 4.5-3." Ensure sidewalk widths meet this requirement and add a change in paving material or color at all locations where sidewalks cross parking lots or streets.



- 5D. Label the width of all sidewalks.
- 5E. Tab 9 of the Master Plan shows PA-10 providing multiple (3) connections to PA-6, the open space to the north. Please include at least two connections to this open space.
- 5F. Please clearly identify any areas where specialty paving is proposed.

6. Parking Comments

- 6A. It appears that tandem parking spaces are proposed for the site. If so, they cannot be used to meet required minimum parking requirements per the UDO ("tandem parking for the purpose of meeting minimum parking requirements is prohibited"). Please revise the Site Plan to comply with parking standards.
- 6B. If 45 degree parking spaces are proposed, the depth is required to be 19.8'.
- 6C. If one-way drive aisles are proposed through some areas of the parking lot, please ensure they are clearly marked.

7. Architecture and Urban Design Comments

- 7A. Per Tab 12 of the Aurora One Master Plan, at least 40% of the total building facade, not including windows and doors, shall be surfaced by colored decorative concrete masonry units, brick or brick panels, decorative architectural tile, stone, concrete panels with exposed aggregate, architectural metal, or glass block. Please revise the elevations to reduce the amount of stucco and increase one of these other materials. Provide a percentage breakdown of all proposed building materials with the next submittal.
- 7B. Please develop at least one more color palette so that all thirteen multi-family buildings do not have identical colors and materials.
- 7C. Additional articulation is needed for the base of the building per Section 146-4.8.5.C.3, Table 4.8-4. Please review this table for options and incorporate into the next submittal.
- 7D. Upload a separate document with the next submittal that shows how each elevation complies with Table 4.8-8 (Four-Sided Building Design). Identify which are considered primary, secondary, and minor facades per the definitions in that section.
- 7E. Call out all mechanical equipment that is proposed on the building elevations. It appears that some is proposed on the side elevations but it's not called out. These are required to be screened.
- 7F. Note how many units have balconies and the average square footage of those balconies for outdoor space calculation purposes.

8. Landscaping Comments (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

General Comments

- 8A. There are many areas where sod is being proposed but is not permitted. Please update the plan accordingly.
- 8B. Remove any linework around the viewpoints that is not a matchline.
- 8C. Turn the accessible route information off on the Landscape Plan.
- 8D. Turn the interior of the buildings off and only include the building outlines.
- 8E. Darken the transformers.
- 8F. Parking lots and porches are not permitted within the special landscape buffer. See Sheets 14, 15, and 16.
- 8G. Fire hydrants are missing.
- 8H. Trash enclosures are not permitted in parking lot islands per Section 146-4.7.5.L.3.h.

Sheet 2

- 8I. Remove one set of duplicative notes.

Sheet 3

- 8J. Turn the landscaping off on the Site Plan.

Sheet 10

- 8K. Update the tree spacing listed in the Standard ROW Street Tree table as well as on the Landscape Plan.
- 8L. Update the labels for the streets per redline comments.
- 8M. Remove Valdai Street as that is included in a separate ISP.

Sheet 11

- 8N. Include the tall shrub count for Building 14.



Sheet 12

- 8O. Ornamental tree sizes are supposed to be 2".
- 8P. All deciduous canopy trees used to satisfy the building perimeter landscape requirements for the multi-family buildings are required to be 2.5" per the Master Plan.

Sheet 15

- 8Q. Include the missing parking lot island landscaping per the UDO where the trash enclosure has been located.
- 8R. Label what is included in the middle of the parking lot and identify the items within this space.
- 8S. Provide the missing trees in the parking lot islands where noted.

Sheet 16

- 8T. Include the missing parking lot island landscaping per the UDO where the trash enclosure has been located.
- 8U. Provide the missing trees in the parking lot islands where noted.
- 8V. Dimension and label the Highway Frontage Zone from the property line.
- 8W. Add the ROW landscape label to include CN 2022-6066-00, Aurora One PA-5 ISP.

Sheet 17

- 8X. There does not appear to be a monument where the monument has been called out.
- 8Y. What is the heavy dark line? Please turn this off.

Sheet 18

- 8Z. If fencing is proposed, include it in the legend and show it on the plans.
- 8AA. What is the surface treatment where noted as it is not listed in the legend?
- 8BB. Provide the missing trees in the parking lot islands.

Sheet 20

- 8CC. The matchlines do not seem to align like they should. Please verify.

Sheet 21

- 8DD. Crusher fines are not permitted as a mulch treatment per the UDO.

9. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 9A. Please provide a digital .SHP or .DWG file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 10A. Add the requested note to Sheet 2 regarding ISP approval for associated infrastructure.
- 10B. Provide a temporary turnaround with a minimum flowline radius of 48'.
- 10C. Per the pre-application meeting notes, if the public Local Type 3 street is not provided through this development, a PIP Amendment will be required. The most recent PIP still identified this street as a public Local Type 3 street.
- 10D. Per the PIP, the two-lane collector north of this site is required for this planning area to develop. It was previously included as part of DA-2241-02, but has been removed from that ISP. Either identify the ISP providing the street or provide the design for the collector.
- 10E. The minimum inside radius for a fire lane easement is 26'.
- 10F. Add the requested notes to the Grading Plan.

11. Traffic Engineering (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in orange)

Site Plan

- 11A. Add the requested note to Sheet 2 regarding signing and striping on public streets.
- 11B. Provide sight triangles at all intersections based on TE-13.1.
- 11C. All legs of the intersection shall align across from one another and be perpendicular +/- 5 degrees to the other legs of the intersection.
- 11D. Make all curb ramps align across from each other.



- 11E. There needs to be at least 20' from the crossing to the first parking space where noted on Sheets 3 and 4. If it is a marked crossing, there needs to be at least 30'.
- 11F. There should be 75' from flowline to flowline between intersections based on code.
- 11G. Is the "future road" going to be built before this development is completed? This is being assumed in the Traffic Impact Study.
- 11H. Provide more signs and striping for the roundabout for vehicles and pedestrians. See Figure 2B-21 in the MUTCD.
- 11I. Specify mail kiosk locations per redline comments on Sheet 4.
- 11J. Label all intersection movements.
- 11K. Provide signing and striping for pedestrians at non-intersection crossings.
- 11L. Address sign comments on Sheet 5.
- 11M. Trees need to be 50' from yield and stop signs.

Traffic Impact Study

- 11N. Address concerns about whether Street C will be built before this planning area is developed.
- 11O. A left turn is warranted and should be installed based on the MTIS.
- 11P. Address all redline comments and resubmit with the next submittal.

12. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Sheet 1

- 12A. Revise the Data Block to include handicap spaces required and provided and van handicap spaces required and provided.
- 12B. For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space.
- 12C. Each type of parking such as surface / covered / garage should have a separate category. Accessible spaces should be distributed among all types of required parking.
- 12D. The city has adopted and amended the 2021 I-Code Series. Please revise the standard notes to reflect the 2021 code section.
- 12E. Clarify if the project will be phased or gated per redline comments.
- 12F. Identify the total number of storage spaces within the facility.
- 12G. Ensure the total number of accessible storage spaces / units provided are in accordance with the 2021 IBC Chapter 11.
- 12H. Provide a breakdown of units.
- 12I. Identify the number of stories for each structure.
- 12J. Provide a code path / narrative describing the Implementation Plan table totals.
- 12K. Confirm that USPS has approved the mail kiosk locations and provide a note that states that they will be in compliance with ADA and USPS regulations.
- 12L. Provide the fire sprinkler system code path.

Sheet 2

- 12M. Confirm that the decibels / noise levels will not exceed the Buckley Space Force Base limits.

Sheet 3

- 12N. Provide an overall site plan sheet, overall utility plan sheet, and phasing plan if phased.
- 12O. The site appears to have only one point of access, which does not meet FLS requirements. Additional access is required. Furthermore, an approved looped water supply must be accounted for during the phasing of the project.
- 12P. Fire lanes shall meet all minimum requirements to include turning radii.
- 12Q. Provide a turn template showing the AFR's Cycle apparatus driving throughout the site.
- 12R. Adjust fire lanes per redline comments.
- 12S. Clarify if portions of the drive aisle are being dedicated as fire lane easements. If so, turn radii need to be addressed and shown.
- 12T. Provide a curb stop on all stalls that have signage directly adjacent to the vertical curb.
- 12U. Provide a 3' paved path to the exterior fire riser room door.
- 12V. Include the location of the FDC.



- 12W. The trash enclosure gates will encroach into the fire lane when open, so a self-closing mechanism is needed. Provide a detail of this.

Sheet 4

- 12X. Work with Land Development Services to address any elements that may require a license agreement.
12Y. Verify that the roundabout meets the city's engineering standards.
12Z. A dead-end fire lane sign is required at all dead ends. Please indicate the length of the dead end as shown in the example.

Sheet 5

- 12AA. Show fire hydrant placement within the street sections.
12BB. Revise the signage and striping package per redline comments.

Sheet 6

- 12CC. Identify and callout all fire lanes, FDCs, and fire riser room signs.
12DD. The developer is typically responsible for the construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossings improvements, looped water supply, and fire hydrant as required by the adopted fire code and city ordinances.
12EE. The FDC shall be on the front main entrance side or street side of buildings, within 100' of fire hydrants. If FDCs are relocated strategically, it may reduce the number of required fire hydrants.
12FF. Relocate light fixtures outside of the fire lane easement as encroachment is prohibited.

Sheet 7

- 12GG. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
12HH. Show the locations of Knox boxes and fire riser rooms. Each fire riser room requires a Knox box.

Sheet 9

- 12II. Provide a 3' paved path to the exterior fire riser room door.

Sheet 24

- 12JJ. Gate / fence elements were not reviewed for compliance. These items will be reviewed at the time of building permit.

Sheet 30

- 12KK. Show the FDC, fire riser room, and Knox box locations on all building elevations.

Sheet 38

- 12LL. Are there accessible parking garages? If so, provide elevations reflecting these.

Sheet 39

- 12MM. Some areas are in need of additional illumination. Verify a minimum 1-foot candle of illumination along the entire length per redline comments.

13. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Master Utility Conformance Letter

- 13A. The calculation does not match the total proposed number of units. Please adjust this to match the proposed unit count of 360.
13B. Include the updated model output tables verifying velocities within the 12" waterline does not exceed 3 FPS under the maximum hour scenario.

Site Plan

- 13C. Include the EDN for future infrastructure.
13D. Revise the waterline to 12" to conform to the Master Utility Study.
13E. Include dimensions on the easements.
13F. Storm sewer serving private streets will not be maintained by the city and must be privately owned and maintained. Please revise the nomenclature on the Utility Plan.
13G. Adjust the leader to the flared end section location.
13H. Include a north arrow and scale.
13I. Label the EDN for construction of the pond and ensure maintenance access is provided with this plan.



- 13J. Add the requested note to Sheet 8.
- 13K. A drainage easement is required for all detention / water quality ponds. Show and label the drainage easement.
- 13L. Any retaining walls over 30" require railing. Any CIP walls and any walls over 4' require structural calculations.

14. Aurora Water - Taps (Melody Oestman / 303-739-7154 / moestman@auroragov.org)

- 14A. There is a storm drain development fee due prior to mylar recordation. The fee is \$16,456.50 if paid in 2024 (13.25 acres x \$1,242).

15. Water Conservation (Tim York / 303-326-8819 / tyork@auroragov.org / Comments in lime green)

- 15A. The sidewalks cutting through the linear spaces creates multiple non-functional turf areas that will not be permitted.

16. PROS (Erick del Angel / 303-739-7154 / edelange@auroragov.org / Comments in purple)

- 16A. The Aurora One Master Plan calls for a minimum of one acre of open space to be provided as part of Planning Area 10. Said acreage, which is conceptually shown in the Master Plan as an asterisk in the north part of the PA, should be integrated into this multi-family development.
- 16B. Relocate the park connection to the west in order to be closer to the park trail as shown in the Aurora One Master Plan. If relocation isn't possible, the longitudinal grade shall not exceed 5%.

17. Land Development (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

- 17A. Address all redline comments on the Site Plan.
- 17B. Submit a Subdivision Plat with the next submittal and ensure it matches the Site Plan.

18. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 18A. See the attached comment letter.

19. Aurora Public School District (Nicholas Leach / 651-470-3889 / njleach@aurorak12.org)

- 19A. In accordance with Section 146-4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 360 proposed multi-family units is 1.1781 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at Site Plan approval.

20. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

- 20A. 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.
- 20B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 20C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 20D. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- 20E. E-470 discourages residential uses adjacent to the roadway.
- 20F. E-470 is not responsible for noise mitigation.
- 20G. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.
- 20H. A dig watch shall be required whenever there are construction activities near the TBMS line.
- 20I. A minimum 4' of cover is required over the fiber.
- 20J. E-470 will be widened to 4 lanes in each direction in the future.
- 20K. No structures are allowed in the MUE. Several exhibits show monument signs or other signage in the MUE, these are prohibited.



- 20L. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 20M. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 20N. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 20O. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 20P. Landscaping is only allowed in the outer 25' of the MUE.
- 20Q. Any fencing disturbed will need to be reset meeting E-470 specifications.
- 20R. A comment/response document would be helpful to track the revisions to each submittal.
- 20S. Additional comments will be issued as design progresses.

AURORA PUBLIC SCHOOLS - STUDENT YIELD

2/22/2024

Solae at Aurora One - (DA-2241-07) - 1st Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	360	0.145	52
TOTAL	360		52

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	27	0.04	14	41	0.03	11	52
TOTAL		27		14	41		11	52

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	27	0.0175	0.4725
MIDDLE	14	0.025	0.3600
HIGH	11	0.032	0.3456
TOTAL	52		1.1781



Right of Way & Permits

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

February 14, 2024

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

Attn: Sarah Wile

Re: Solae at Aurora One, Case # DA-2241-07

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the site plan for **Solae at Aurora One**. As always, thank you for the opportunity to take part in the review process. For these *multi-family apartment-type* lots, and to ensure that adequate utility easements are available within this development and per state statutes §31-23-214 (3) and 30-28-133(e), PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Minimum 10-foot-wide utility easements are hereby dedicated on private property abutting all public streets, and around the perimeter of each lot in the subdivision or platted area including tracts, parcels and/or open space areas. These easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and [private streets in 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.

Public Service Company also requests that **all utility easements be 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.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please note PSCo has planned (at this time) natural gas and underground electric distribution facilities along 6th Avenue Parkway and Valdai Street. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is

then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document for new facilities (i.e. transformers), the Designer must 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 / Xcel Energy
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