



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

*AuroraGov.org*

August 15, 2024

Matt Hopper  
Aerotropolis Area Coordinating Metro District  
8390 E Crescent Pkwy Ste 300  
Greenwood Village CO 80111

**Re: Third Submission Review – Monaghan Road - Infrastructure Site Plan**

Application Number: DA-2342-00  
Case Number: 2023-6054-00

Dear Mr. Hopper:

Thank you for your second submittal. We have reviewed your Site Plan 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 September 5, 2024. You are also encouraged to coordinate with the individual reviewers if you have any questions regarding their comments.

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 questions 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, ARTA  
Margie Krell, Aecom  
Jacob Cox, ODA  
Justin Andrews, ODA  
Filed: K:\SDA\2342-00rev3rtf



## *Third Submittal Review*

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

#### **1. Traffic Engineering** (Steve Gomez / 303-739-7300 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 1A. If the access points noted are to remain, you need to show a curb break.
- 1B. Show the proposed pond access on Sheet 10 or remove the signage.
- 1C. Update tapers at the locations noted on the redlines.
- 1D. The TIS shows an eastbound double right turn at E 48<sup>th</sup> Avenue. Update the plans.
- 1E. There are intersection legs not shown in the traffic study. Clarify and label if any existing driveways are to be removed. Show curb break for any remaining.
- 1F. Show the ultimate condition and call out all signage and striping in the northbound direction.
- 1G. Adjust intersection triangles per comments.
- 1H. Show and label pedestrian ramps and signage.
- 1I. Show the transition to the existing interim Monaghan Road, including signage and striping.
- 1J. Add sight triangles on the landscape plans.

#### **2. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

- 2A. This ISP cannot be approved until the master ISP and MUS are approved. The MUS needs to be updated to reflect the sanitary sewer layout specific to the ALC property. If the older MUS for The Aurora Highlands is used, then a single lift station will be required near 48<sup>th</sup> and Monaghan for a basin transfer temporarily.
- 2B. The note on Sheet 6 needs to be clarified as there is storm infrastructure that is within the ROW but also within the ditch.

#### **3. Land Development Services** (Grace Gray / 303-739-7227 / [ggray@auroragov.org](mailto:ggray@auroragov.org))

- 3A. Proposed easement dedications and releases need to be started. The easement release and dedication packets are available at the [Land Development Review Services](#) page on the City website.

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

- 4A. See the attached comment letter. A response is requested.

#### **5. DEN Planning + Design** ([denplanningreferrals@flydenver.com](mailto:denplanningreferrals@flydenver.com))

- 5A. DEN provides the following comments:

- The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area’ for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN ([#dia-operations-usdawildlife@flydenver.com](mailto:#dia-operations-usdawildlife@flydenver.com)) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will assist with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.  
[https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)
- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file a notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for



the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is:  
<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.



**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 26, 2024

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

Attn: Debbie Bickmire

**Re: Monaghan Road – 3rd referral, Case # DA-2342-00**

***A comment response is requested for the following:***

As previously stated, Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the infrastructure site plan, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement via either:

- website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway)
- email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com)).

PSCo also has existing overhead electric distribution facilities along the west side of Monaghan Road; and, underground electric distribution facilities crossing Monaghan Road approximately 1800-feet north of East 26<sup>th</sup> Avenue and along the north side of East 26<sup>th</sup> Avenue. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

For future planning and to ensure that adequate utility easements are available within the adjoining developments and per state statutes, particularly for multiple feeders and main line utilities, PSCo requests that minimum 10-foot-wide utility easements are dedicated abutting each side of Monaghan Road.

For any modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

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)