



Planning Division
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December 11, 2023

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

Re: Initial Submission Review – Monaghan Road - Infrastructure Site Plan

Application Number: DA-2342-00

Case Number: 2023-6054-00

Dear Mr. Hopper:

Thank you for your initial submittal, which we started to process on November 13, 2023. We have reviewed your 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 January 3, 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,

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
Justin Andrews, ODA
Filed: K:\SDA\2342-00rev1.rtf



Initial Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Clarify the interim vs. ultimate condition of the design (Planning)
- Revise sheet numbers, identify the timing and responsible party for installation, irrigation, and maintenance (Landscaping)
- Add standard notes, identify streetlight, and label curb radii (Public Works Engineering)
- Trail and any median landscape shall be privately maintained (PROS)
- Provide maintenance access and hammerheads, if necessary, identify MDR (Water)
- Revise note (Life/Safety)
- Remit application fee \$23,362.04 prior to resubmission.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Referrals were sent to seven (7) adjacent property owners, four (4) registered neighborhood organizations, and eight (8) outside agencies. Written comments were received from three (3) outside agencies and can be found attached to this letter. Please respond to their comments within the response letter for your next submission. No other comments were received.

2. Completeness and Clarity of Application

Letter of Introduction

- 2A. Please clarify the ultimate condition design referenced. The sections provided are labeled interim. Is the eastern half of the road subject to future design?
- 2B. Update how the right-of-way will be dedicated.

Site Plan

- 2C. Put the Owner's Signatures on the cover sheet and move the notes to Sheet 2.
- 2D. Add a footnote to explain the acreage of the ISP. Is it for the west half only?
- 2E. Include an overall exhibit of the entire ISP area and include the station numbers.
- 2F. Add a note on Sheet 3 to reference the sheet number of the ultimate street sections.
- 2G. Add station numbers to clarify where the different street sections will be located.
- 2H. Identify right-of-way to be dedicated by separate document.
- 2I. Add all symbols to the legend or add labels.
- 2J. Revise the bar scale, which is not measuring to scale.
- 2K. Show the proposed right-of-way tying into the existing right-of-way.
- 2L. Label existing intersecting streets and/or driveways.
- 2M. There is a lot of grading outside of the right-of-way. Identify any necessary easements.

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

- 3A. Identify when landscape will be installed and by whom, as well as who will be responsible for irrigation and maintenance.
- 3B. Please update the Sheet Index and sheet numbering to remove subsets. Only have consecutive sheet numbering.
- 3C. Update the overall Key Map sheet numbering per the updated sheet numbers.
- 3D. Please note that while the landscape within the curbside meets code requirements, sodded areas are not permitted to be irrigated by sprays and rotors. A subsurface irrigation system will be required unless another method, i.e. watering trucks, is proposed. Trees must be on a permanent drip irrigation system. Native seed areas that are 10' or wider may be watered by a temporary above-ground irrigation system until establishment



but will then require removal. Work with Aurora Water if the intent is to use an above-ground system for the native seed.

4. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org)

4A. No comments at this time. Comments may be submitted in a subsequent submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Chris Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

5A. Please callout the Public Street Light type (Ex. SL-1) and the pole height.

5B. Add the notes provided on Sheet 4 to all roadway sheets.

5C. Label the proposed curb return radii per Section 4.04.5.03 of the COA Roadway Design & Construction Specifications.

5D. Please submit the Public Street Lighting Plan with the Civil Plan submittal for review.

6. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

6A. Contact Carl Harline directly for comments.

7. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

7A. All Type C or Area Inlets are to be private.

7B. Provide access to the top of the outlet structure.

7C. The minimum turning radii for maintenance access is 50-feet. This can be reduced to 30-feet if the path is widened to allow a tandem axle truck to safely navigate the turn. During civil plan review please ensure that the paths have a minimum of 50-foot radii.

7D. Dead-end maintenance paths over 150 feet require a turnaround.

7E. The inlets noted on Sheet 6 are not called out. Are they stubs for future inlets or proposed Type C inlets?

7F. What utility study is the lift station tied to?

7G. Include pressure zone labels for either side of the PRV for all locations.

7H. PRVs should be pulled out of the paved/driven road section.

7I. Provide the water main size for all mains. Hydrant laterals can be assumed at 6-inch. This information will be reflected in the civil plans.

7J. Valve locations will be reviewed during the civil plan review.

7K. What Master Utility Study is proposing these force mains? It appears to be The Aurora Highlands (219069) but that area was considered an offsite basin which would need its own study specific to its uses.

7L. The sanitary sewer noted on Sheet 13 needs an outfall.

8. Revenue / Aurora Water / Taps (Melody Oestmann / 303-739-7244 / moestman@auroragov.org)

8A. Storm drain development fee in the amount of \$35,533.62 due.

9. Land Development Services (Roger Nelson / ronelson@auroragov.org / Comments in magenta)

Site Plan and Plat

9A. Make sure the site plan ROW geometry matches the plat.

10. Energy and Environment (Maria Alvarez / 303-739-6824 / malvarez@auroragov.org)

10A. There are existing or planned oil and gas surface facilities on your site or within 2,000' of your site and there may be existing underground pipelines in rights-of-way.

The Colorado Energy & Carbon Management Commission (ECMC) maps indicate there are plugged and abandoned (P&A) wells within proximity of the proposed development. The applicant is responsible for locating the abandoned wells and ensuring adequate measures are taken to secure/buffer their locations during construction.



Please note that while wells display on the ECMC map with a latitude and longitude, for older wells, those values have been calculated from the footage references from section lines. They are likely close to the correct spot but may not be exact. The applicant is still responsible for physically locating such abandoned wells. The city will work with you to determine appropriate setbacks from various surface features once the wells have been located. The city recommends a permanent easement of 200 feet by 200 feet surrounding the P&A well, with no permanent structures within this easement.

Plugged and Abandoned (P&A) wells did produce hydrocarbons during the life of the well. Wells plugged more recently should have clear records with ECMC of the existence of any flowlines connected to the wells, and how those flowlines were handled during final remediation. Some lines are removed, and some are left buried in place. Wells plugged further in the past may not have recorded at ECMC regarding flowlines. Note that some flowlines were asbestos-wrapped fiberglass instead of steel and may require special precautions if removal is necessary. Here is a ECMC link to where the information can be located online: (cogis - colorado oil and gas information system (state.co.us)).

Currently, there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information.

The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information. Additional information regarding oil and gas development can be found in the data and maps on the Colorado Energy & Carbon Management Commission (ECMC) website at ECMC Home (cogcc.state.co.us) and ECMC GISOnline (cogccmap.state.co.us).

Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

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

11A. See attached comment letter.

12. DEN Planning + Design (Lisa Nguyen / denplanningreferrals@flydenver.com)

12A. 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) 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
- 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>.

13. Regional Transportation District (RTD) (C. Scott Woodruff / clayton.woodruff@rtd-denver.com)

13A. The RTD engineering review has no exceptions to this project at this time.

This review is for Design concepts and to identify any necessary improvements to RTD stops and properties affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements, or permits that may be required by the RTD for any work on or around our facilities and property.



Right of Way & Permits

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

November 28, 2023

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

Attn: Debbie Bickmire

Re: Monaghan Road, Case # DA-2342-00

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 or email 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 26th Avenue and along the north side of East 26th 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.

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