

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



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November 16, 2023

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

Re: Initial Submission Review – 48th Avenue (Aerotropolis to Monaghan) - Infrastructure
Site Plan and Plat
Application Number: DA-2342-03
Case Number: 2023-6051-00; 2023-3054-00

Dear Mr. Hopper:

Thank you for your initial submittal, which we started to process on October 23, 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 December 12, 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
Filed: K:\SDA\2342-03rev1.rtf



Initial Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the list of owners and move signature blocks to the cover sheet (Planning)
- Clarify timing and responsibility for landscape installation (Planning)
- Overhead irrigation is not permitted, identify median treatment, revise site data (Landscaping)
- Add standard notes, provide streetlight detail, and provide a slope easement (Public Works Engineering)
- Trail and any median landscape shall be privately maintained (PROS)
- Provide maintenance hammerheads, identify MUS (Water)
- Show/label striping, revise signage and dimension tapers and deceleration lanes, remove escrow note (Traffic)
- Revise note (Life/Safety)
- Remit application fee \$22,508.97

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Referrals were sent to six (6) adjacent property owners, four (4) registered neighborhood organizations, and seven (7) outside agencies. Written comments were received from one (1) outside agency 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. Verify the number of property owners. Three are listed in the Letter of Introduction (LOI) and only two are noted on the Infrastructure Site Plan (ISP).
- 2B. Address redline edits.

Site Plan

- 2C. Move the signature blocks to the cover sheet.
- 2D. List all of the property owners on the cover sheet.
- 2E. Revise the Vicinity Map to make the street linework darker and show dedicated streets.
- 2D. Clearly indicate where there are overhead lines, as well as existing and proposed poles and towers.
- 2E. Include all symbols in the Legend.
- 2F. Show the proposed topography tying into the existing grade.
- 2G. Show the existing and proposed pavement at Monaghan Road.
- 2H. Will the curbside landscape be installed at the time of roadway construction?
- 2I. Clarify the timing of improvements for the detention areas outside of the right-of-way. Add a note to identify when the landscape will be provided.

Plat

- 2J. Move the owner's signature blocks to the cover sheet.
- 2K. Remove "Infrastructure" from the plat title. It will cause confusion.

3. Landscaping (Tammy Cook / 954-266-6488 / tdcook@Auroragov.org / Comments in teal/red)

- 3A. Add footnote references in the Curbside Landscape Table to reference the notes below the table.
- 3B. Per Tim York with Aurora Water - according to the data the Tahoma 31 Bermuda grass would be allowed in those places where cool-season turf would not be. However, when we're talking about roadway designs, overhead/spray irrigation is not allowed in medians or curbside landscape areas. Tahoma 31 is required to have permanent irrigation so only sub-surface irrigation is allowed.



- 3C. Show street signs from civil plans to ensure coordination with tree locations.
- 3D. Please verify if the Pond "by others" in this area is part of this ISP as the requirements table for landscaping this area would be required at this time.
- 3E. The site data on Sheet 13 should be consistent with the data on the cover sheet.

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)

Site Plan

- 5A. Add the notes provided on Sheet 4.
- 5B. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
 - Roadway Classification (typical section name)
 - Adjacent Land Use Category (i.e., TOD), as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculationsThis information (if it's not already shown) can be added to the street sections provided if desired.
- 5C. Provide a slope easement or written approval for work outside the right-of-way prior to civil plan submittal.
- 5D. Please provide street light type (ex. SL-4) and pole height for proposed public streetlights.

6A. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

- 6A. Remove the Phasing Note 2. Traffic signal escrow shall be collected as part of the building permit request.
- 6B. Call out the lines, striping, and signage per the comments on the redlines. Add/relocate signage as noted.
- 6C. Call out taper ratio(s) and length(s) and the length of the deceleration lane(s). The lengths should match the traffic study.
- 6D. Pedestrian crossing signs are required for channelized rights.
- 6E. Sight triangle(s) should meet TE-13.2 for NB right turning movement. Label all.
- 6F. Plant material within the sight triangles cannot exceed 26."

7. Fire / Life Safety (Erick Bumpass / 303-739-76279 / ebumpass@auroragov.org / Comments in blue)

- 7A. Revise Note 18 on Sheet 1 with the language provided on the redlines.

8. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 8A. Reference the Master utility plan for the line noted on Sheet 4 or confirm with Aurora Water Planning Services Manager - James DeHerrera on the water line size required. The current master plan shows a 24" water line.
- 8B. Provide a vehicle turn-around hammerhead to the maintenance access for Pond 4350 and the associated area north of E. 48th Avenue.

9. Revenue / Aurora Water TAPS (Diana Porter / dsporter@auroragov.org)

- 9A. Storm Drain Development fees due: 4.376 acres x \$1,242.00 = \$5,434.99

10. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

- 10A. E. 48th Avenue is identified as a minor arterial roadway and therefore PROS landscaped medians are not required. Should you choose to put landscaping in this median, please put a note in the site plan identifying private maintenance of the full median plantings.
- 10B. The 14' regional trail/sidewalk will be privately maintained.



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

Site Plan and Plat

11A. Comments are forthcoming and will be emailed directly to the consultant.

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

12A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface.

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.

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



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 8, 2023

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

Attn: Debbie Bickmire

Re: 48th Avenue Phase 2 (Aerotropolis Pkwy to Monaghan Rd), Case # DA-2342-03

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined there are **possible conflicts** with the above captioned project. Public Service Company has existing **electric transmission** lines and an existing **high-pressure natural gas transmission** pipeline with associated land rights within the proposed project area. Any activity including annexation, zoning, 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 development plan, it is the responsibility of the property owner/developer/contractor to contact the following for development plan review and execution of License Agreements:

- **Electric Transmission:** email coloradorightofway@xcelenergy.com or website www.xcelenergy.com/rightofway
- **High Pressure Natural Gas Transmission:** [encroachment requests \(xcelenergy.com\)](http://encroachmentrequests.xcelenergy.com) - click on Colorado; an engineer will then be in contact to request specific plan sheets

PSCo also owns and operates existing natural gas distribution facilities along the west side of the future Aerotropolis Parkway, and overhead and underground electric distribution facilities along Monaghan Road. For any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

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
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com