



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

AuroraGov.org

April 3, 2024

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

Re: Second 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 April 24, 2024.

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\2342-00rev2.rtf



Second Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update Vicinity Map, clarify easement locations (Planning)
- Do not revise standard notes (Engineering)
- Revise signage/stripping, add taper and storage lengths (Traffic)
- Start easement dedications (Land Development Services)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

Letter of Introduction

1A. Why is the unapproved ATEC drainage study referenced? Wasn't it replaced by the ACL study?

Site Plan

- 1B. Update the Vicinity Map to remove the drainage linework and to show existing roads in black.
- 1C. Property owners need only be listed on Sheets 4-5. Remove from all other sheets.
- 1D. Check the locations of leader lines for accuracy.
- 1E. Make sure all easement linework is shown. It appears the layer is turned off on some sheets. Add dimension lines to clarify the easement locations (see Sheet 10).

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

2A. No additional comments at this time.

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

3A. No comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. Please do not alter the standard notes. The restricted gas area min./max. slope note can be added as a separate note. Revise on all applicable sheets.
- 4B. Please remove arm length. Only pole height is required for the Site Plan submittal.

5. Traffic Engineering (Steve Gomez / 303-739-7300 / seg@auroragov.org / Comments in amber)

- 5A. Show how the road sections will match (to the west). If there is a T intersection, show the left turn storage lane and associated striping.
- 5B. Add Authorized Vehicle Only signage as noted on the redlines.
- 5C. Show ALL lane widths on ALL site plan sheets.
- 5D. Revise striping per redline comments.
- 5E. Callout taper rate/length(s) per SHAC, as well as storage length(s) as indicated on the redlines.
- 5F. Adjust the view to show the entire intersection at E. 48th Avenue. It is difficult to see lane alignment through the intersection.

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

- 6A. What is the storm connecting to at the location indicated on Sheet 6?
- 6B. Parallel storm systems are to be avoided.
- 6C. Adjust hydrant location(s) to avoid vehicle conflicts.
- 6D. The site noted on Sheet 9 appears to be tied to the Aurora Logistics Center (ACL) Master Plan which has its own



MUS in review. See RSN 1420862.

- 6E. The Aurora Highlands MUS (219069) does not include lift stations this far south. It did anticipate a lift station on the north end of the site to push the Box Elder basin into the Second Creek basin.
- 6F. Per the previous comment the offsite basins require their own study to determine main sizes, land uses, etc. Additionally, sanitary sewer must have an outfall approved for this site plan to be approved.
- 6G. A lift station will require land dedication and access. The lift station will need to meet all SCADA requirements, CDPHE approvals, and site-specific reviews by Aurora Water.
- 6H. Show off-site infrastructure to show utilities connect.

7. Land Development Services (Grace Gray / 303-739-7227 / ggray@auroragov.org)

7A. Proposed easement dedications and releases need to be started. The packets for easement release and dedication is available at the [Land Development Review Services](#) page on the City website.

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

8A. See the attached comment letter.

9. DEN Planning + Design (denplanningreferrals@flydenver.com)

9A. 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 provide assistance 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 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 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 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**

Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

March 9, 2024

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

Attn: Debbie Bickmire

Re: Monaghan Road – 2nd referral, Case # DA-2342-00

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
- 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.

A comment response is requested.

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