

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



August 23, 2021

Kyle Sundman
Namaste Solar Electric Inc.
888 Federal Blvd
Denver, CO 80204

Re: Initial Submission Review – Sunlight Peak Community Solar Garden – Phase II Site Plan w/Adjustments
Application Number: **DA-2232-01**
Case Numbers: **2020-6016-02**

Dear Mr. Sundman:

Thank you for your initial submission, which we started to process on July 26, 2021. We reviewed it 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 September 6, 2021. Additional time will be taken off your second review and dates re-calculated based on your actual resubmittal date. Please contact me with any questions you have on the timeline.

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 let me know. I may be reached at (303)-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: John Sotirin, Westwood Professional Services
Scott Campbell, Neighborhood Liaison
Heather Lamboy, Planning Supervisor
Daunte Rushton, ODA
Filed: K:\\$DA\2200-2299\2232-01rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- **The outstanding development review fee of \$19,889.00 must be paid prior to second submission.**
- Provide a grading sheet(s) on the Site Plan. (6B)
- Provide a shift taper in the access road. (7A)
- The access road areas shown must be a dedicated 23' Fire Lane Easement.
- The gates must be covered by a license agreement.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments were received from adjacent property owners during this review; however, one comment was received from Xcel Energy. Please see their attached comments at the end of this letter. A response to their comments is required in your second submission.

2. Completeness and Clarity of the Application

Sheet 1

- 2A. Note: the save file locations are okay for review, but must be removed prior to printing final mylars.
2B. Is there a specific reason for the addition of note 14?
2C. Remove the City Council line item from the signature block as it is not required with this application.
2D. Please work with Phil Turner to obtain address assignments. You will need to submit CAD/GIS files to Phil to begin this process. See the comment below for details.
2E. Remove the lines from the amendments block.

Sheet 2

- 2F. Add a legend to this sheet.

Sheets 2-6

- 2G. Remove one of the solar items in the legend as they illustrate the same thing. The proposed solar array does not appear to be used on this plan, so it may be removed.

3. Zoning and Land Use Comments

Sheet 1

- 3A. Re-word the request to state "...to waive the landscape requirements of Section 146-4.7."
3B. Change variance to adjustment in the locations shown on the redlines.
3C. The hard surface, unimproved, and landscape areas need to add up to 100% for the SLP 5, SLP 6 and total areas in the data block.

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

- 4A. NOTE: Staff supports the applicant's request for an adjustment to the landscape requirements.

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

- 5A. 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 is 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. Please contact me if you need additional information about this digital file.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Site Plan

Sheet 1

- 6A. Site Plans are not stamped by an engineer. Please remove the stamp.
- 6B. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Hydro Exhibits

- 6C. Drainage documents are not part of the site plan. Please include a grading plan in the site plan set.

7. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Sheet 3

- 7A. Provide a shift taper in the access road. The taper length equals (shift width)*((design speed)^2)/60. Use design speed of 25 MPH.
- 7B. Is there an existing stop sign at the location shown in the redlines? If not, please provide one.

Sheet 5

- 7C. Provide appropriate object marker signs.
- 7D. An in-depth signage review will be provided during the Civil Plan Review.
- 7E. Provide a W1-1 sign as shown on the redlines.

8. Fire / Life Safety (Reviewer Name / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Sheet 1

- 8A. Remove the notes shown on the cover sheet as they are duplicate notes to note 3 and 8 under the required Site Plan notes.

Sheet 3

- 8B. The access road is to be dedicated as a 23' Fire Lane easement, typical.
- 8C. Label as a Knox Box as shown on the redlines.
- 8D. Will these sites have their own individual address? Work with Planning (Phil Turner: pcturner@auroragov.org; please cc the Case Manager) to determine if SLP5 and SLP6 will have their own address. If SLP5 and SLP6 will be addressed separate from the existing solar site show locations where the address will be posted, typical.

Sheet 4

- 8E. The access road is to be dedicated as a 23' Fire Lane easement, typical.
- 8F. Is this project site boundary splitting this site down the middle?

Sheet 5

- 8G. Does the proposed overhead interconnection cross over the Fire Access Easement that interconnects to the existing solar site to the north?
- 8H. Move the gates to the areas highlighted in blue out of the Fire Land and turnaround.
- 8I. This will allow unobstructed access to the turnaround and will not require license agreements with the City.
- 8J. I am unable to locate the gate detail on sheet 6. It appears that the gate detail might be on sheet 3. Please verify the location of the gate detail.



9. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Sheet 1

- 9A. Please add the note as shown on the redlines.

Sheet 2

- 9B. Add the Bar Scale ratio.

Sheet 3

- 9C. Please see the following sheet for easements in this area.
- 9D. Cover the gates with a License Agreement for the crossing of the Fire Lane Easement. Contact Grace Gray (ggray@auroragov.org) to start the license agreement process. Please note that the Site Plan will not be approved prior to the approval of the license agreement.
- 9E. Add the Bar Scale ratio.
- 9F. Make the corrections to the notes as shown in the redlines and legend.

Sheet 4

- 9G. Make the corrections to the notes as shown in the redlines and legend.
- 9H. The 23' Fire Lane Easement is to be dedicated by separate document. Contact Andy Niquette (aniquett@auroragov.org and/or dedicationproperty@auroragov.org) to begin this process. Please note that the Site Plan will not be approved prior to the approval and recordation of the easements.
- 9I. Change the 23' Dedicated ROW Access Roadway to a Fire Lane Easement.

Sheet 5

- 9J. Make the corrections to the notes as shown in the redlines and legend.
- 9K. Label the 23' Fire Lane easement to be dedicated by separate document.
- 9L. The gates shown on the redlines must be covered by a License Agreement.
- 9M. Change the 23' Dedicated ROW Access Roadway to a Fire Lane Easement.
- 9N. Add the Bar Scale ratio.

Sheet 6

- 9O. Begin the separate easement dedication process with Andy Niquette.
- 9P. Make the corrections to the notes as shown in the redlines and legend.
- 9Q. Add the Bar Scale ratio.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

August 12, 2021

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

Attn: Daniel Osoba

Re: Sunlight Peak Community Solar Garden Phase 2, Case # DA-2232-01

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Sunlight Peak Community Solar Garden Phase 2**. Please be aware PSCo owns and operates existing underground electric distribution facilities within the subject property. The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformers), a Right-of-Way Agent will need to be contacted.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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