

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



January 11, 2021

Jeff Walker  
Public Service Company of Colorado  
1800 Larimer St Ste 400  
Denver, CO 80202

**Re: Second Submission Review**  
**High Point Substation & Transmission Line – Conditional Use, Site Plan, & Plat**  
Application Number: **DA-2249-00**  
Case Numbers: **2020-6055-00, 2020-6055-01, 2020-3054-00**

Dear Mr. Walker,

Thank you for your second submission, which we started to process on December 24, 2020. 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 still remain, you will need to make a technical submission after your Planning Commission public hearing. Please see Planning comments in Item #2 for specific information that is requested to be submitted prior to your scheduled hearing.

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.

Your estimated Planning Commission hearing date is still set for Wednesday, February 10, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please call me at 303-739-7266 or send me an email at [cdalby@auroragov.org](mailto:cdalby@auroragov.org).

Sincerely,

Claire Dalby, Planner II  
City of Aurora Planning Department

cc: Amber Dedus – Burns & McDonnell 9785 Maroon Circle, Ste 400 Centennial, CO 80112  
Meg Allen, Housing & Community Services  
Cesarina Dancy, ODA  
Filed: K:\SDA\2249-00rev1.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and address all formatting and correctness comments from all departments.
- Coordinate with Planning on clarification of screening method for the substation (see Item 2)
- Review remaining redline comments from Landscaping, Civil Engineering, Traffic, Real Property, and Aurora Water and update plans accordingly.
- Coordinate with Real Property on the completion of all required easements (see Item 6).

### PLANNING DEPARTMENT COMMENTS

**Claire Dalby** / 303-739-7266 / [cdalby@auroragov.org](mailto:cdalby@auroragov.org)

#### **1. Community Questions, Comments and Concerns**

1A. Thirteen adjacent property owners were notified of the application. At this time no public comments have been received.

#### **2. Architectural and Urban Design Issues**

2A. Please confirm where the pre-cast concrete wall shown on page 14 is located on the site plan.

2B. Upon further review of the site plan, it seems that the substation is only surrounded by a “fence”, not a pre-cast concrete wall as previously assumed. Please provide a detail for this fence. Note that chain link and fence fabric is not permitted for screening and that it needs to be a privacy fence that will screen the facility. **Please provide this clarification and site detail by January 25, 2021 in order for it to be included in the Planning Commission report.**

2C. The gate should consist of coated metal chain link; fence fabric is not allowed.

2D. Ensure all applicable symbols are provided and matched on the site plan sheet (the fence symbol does not match what is shown on the site plan).

#### **3. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

##### **Sheet 10**

3A. Remove this note.

3B. Add a note below this table in reference to Tibet and 60th Avenue asterisks in the table above: *The Harvest Mile Metropolitan District No. 1 is responsible for the design, installation and maintenance of the associated curbside landscape (formerly tree lawn) as part of the construction of the eastern half of Tibet Street and southern half of 60th Avenue.*

##### **Sheet 11**

3C. Please use a different pen color for all the shrubs. They do not read well. They are too light in color.

3D. Move this table to the sheet before this one with the other tables.

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

#### **4. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

##### **Site Plan Comments**

##### **Sheet 1**

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

##### **Sheet 2**

4B. Add the following note: *In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer*



Sheet 5

4C. New comment: Min. 25' lot corner radius required

4D. Label proposed easements. Access easement is required to extend to the ROW

4E. A license agreement is required for the culvert in ROW

4F. A drainage easement is required for the pond. The access easement is from the drainage easement out to public ROW

Sheet 9

4G. A drainage easement is required for the pond. An access easement is required from the drainage easement to the public ROW. These easements are not being shown on the plat. The site plan will not be approved until the easements if dedicated by separate document are ready to be recorded.

4H. Add a note indicating if the storm sewer system is public or private and who will maintain it.

4I. With an arrow, indicate direction of emergency overflow

**Plat Comments**

4J. Min 25' lot corner radius required

4K. Why are the drainage and access easements not being dedicated on the plat?

**5. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in orange)

**Site Plan Comments**

Sheet 5

5A. Future Traffic signal easement or future ROW (roundabout or Traffic Signal) to be dedicated to the City at no cost once requested.

5B. Add note regarding intersection of 60th & Tibet Rd.

Sheet 11

5C. Add sight triangles (Site Plan shows them)

Sheet 16

5D. Note to add to other locations

Sheet 19

5D. Add the note found on page 16 to these intersections.

Sheet 23

5E. Add same note from page 16

**6. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

6A. Keep in mind that the Plat cannot be approved until Road R/W's are dedicated. This will allow access to the site. The plat has no other comments. The Site Plan shows some proposed easements that may be "private." Please indicate whether these proposed easements are private or public. If they are public, then contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to start the easement dedication processes.

6B. Address all miscellaneous redline comments on the site plan.

Sheet 2

6C. Update this note: *All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.*



Sheet 5

6D. Private? (2)

6E. Add: "to be dedicated by separate document"

6F. Change to "dedicated by separate document".

Sheet 13

6G. Private? (2)

**7. Aurora Water** (Nina Khanzadeh / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

Sheet 9

7A. Include maintenance access in drainage easement.

**8. DEN** (Matt Love, PE / DEN Engineering)

8A. General: Being that the project site lies within 10,000-ft of the KDEN Airport Operations Area, per FAA Advisory Circular 150/5300-33C, DEN requests that the landscape plan includes selection and maintenance of trees, shrubs, and grasses to minimize attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Seed mixes used on site should be compliant with the FAA Wildlife Hazard Mitigation Program - millet, rye grasses, or other large-seed producing vegetation should be avoided.

8B. Please note that DEN requires all water quality and detention ponds within the Airport's 10,000-ft critical space separation zone drain the 100-year storm event within 40-hours.

8C. In order to minimize standing water that may become a wildlife attractant, please ensure that any micropools included in the design of the EDB are enclosed within the outlet structure



DATE: December 22, 2020  
TO: Rifka Wine  
City of Aurora  
FROM: Matt Love, PE  
DEN Engineering  
SUBJECT: High Point Substation – RSN 1504985

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DEN has provided review of the Preliminary Drainage Report for High Point Substation and offers the following comments:

- 1) General: Being that the project site lies within 10,000-ft of the KDEN Airport Operations Area, per FAA Advisory Circular 150/5300-33C, DEN requests that the landscape plan includes selection and maintenance of trees, shrubs, and grasses to minimize attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Seed mixes used on site should be compliant with the FAA Wildlife Hazard Mitigation Program - millet, rye grasses, or other large-seed producing vegetation should be avoided.
- 2) Please note that DEN requires all water quality and detention ponds within the Airport's 10,000-ft critical space separation zone drain the 100-year storm event within 40-hours.
- 3) In order to minimize standing water that may become a wildlife attractant, please ensure that any micropools included in the design of the EDB are enclosed within the outlet structure

DEN appreciates the opportunity to review these documents and looks forward to the continued design progress.

