



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

Worth Discovering • auroragov.org

October 4, 2022

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

Re: Initial Submission Review – 48th Avenue Infrastructure Site Plan No 1 - ISP
Application Number: **DA-2062-40**
Case Number: **2022-6047-00**

Dear Mr. Hopper:

Thank you for your initial submittal, which we started to process on September 2, 2022. 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 October 20, 2022.

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

Attachments: Xcel Energy Comments

cc: Dave Center – Aecom 7595 Technology Way Denver CO 80237
Deborah Bickmire, Case Manager
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\2062-40rev1.rtf



Initial Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide trail connection/pedestrian crossing at Harvest Road
- Add Site Data and signature blocks (Planning)
- Show and reference adjacent Site Plans and Case Numbers (Landscape and Planning)
- Revise curbside landscape and provide landscaping for the north side of the street (Landscaping)
- Label existing/proposed right-of-way and label slopes (Public Works Engineering)
- Address PROS Dedication and Development requirements (PROS)
- Label lane widths, auxiliary lane lengths, and taper lengths (Traffic)
- Show and label all existing water, sanitary sewer, and storm sewer (Water)
- Provide additional hydrants (Life/Safety)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Referrals were sent to twelve (12) adjacent property owners, five (5) registered neighborhood organizations and eight (8) outside agencies. Written comments were received from three (3) outside agencies and can be found within or 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. Revise the Letter of Introduction to identify all of the adjacent Master Plans.
- 2B. Include the following in the Project Overview:
- The proposed right-of-way width
 - Length of the proposed roadway
 - Existing right-of-way
 - Proposed right-of-way and how it will be dedicated
- 2C. Include a discussion about right-of-way acquisition per condemnation, if necessary.
- 2D. Address how the proposed Infrastructure Site Plan (ISP) meets the approval criteria found in Section 146-5.4.3.B.
- 2E. Include a map to identify the underlying landowners and their respective property.

Site Plan

- 2F. The plans are set up like a civil plan set. Please see the Site Plan Manual for all requirements.
- 2G. Provide a pedestrian crossing at the 48th Avenue / Harvest Road intersection to align with the regional trail.
- 2H. Add a Site Data Table.
- 2I. Add signature blocks for all owners and the city standard signature block.
- 2J. Revise the Vicinity Map to make the site plan area more visible and use an engineer's scale.
- 2K. Add dedicated streets within and adjacent to The Aurora Highlands, including the future Aerotropolis Parkway, on the Vicinity Map.
- 2L. Revise the sheet title blocks to reference the Site Plan title. Remove Aurora Highlands, as this is an ARTA project.
- 2M. Label the adjacent zone districts on all Site Plan sheets.
- 2N. Clarify existing and proposed right-of-way. How will additional right-of-way be dedicated?
- 2O. Reference adjacent Site Plans and/or Master Plans. Include the case number for each.
- 2P. Label and dimension all existing and proposed easements.



- 2Q. Add the right-of-way width and street classification for all intervening streets.
- 2R. Revise and enlarge the Key Map.
- 2S. Revise matchline references to include sheet numbers, not stations.
- 2T. Identify any existing hydrants and/or manholes.
- 2U. Label water quality ponds as existing or proposed. If existing, provide the EDN.
- 2V. Photometrics are not required until the civil plan review. You can remove the photometric sheets. Please include a detail for the proposed streetlight and pole.
- 2W. Address all notations and comments on the redlines.

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

- 3A. Update Note 5 on the cover sheet to reflect the specific maintenance responsibilities for the curbside landscape versus the proposed medians. The city Parks Recreation and Open Space Department (PROS) will maintain the medians and they have specific maintenance language that should be included here. Work with Michelle Teller in PROS. Include the note to include, “upon completion of the roadway infrastructure.”
- 3B. Enlarge the font on Sheet 13.
- 3C. Provide separate categories for the shrub versus the ornamental grasses in the Plant Schedule.
- 3D. While the symbols in the plant schedule may be representative of the plant sizes shown on the actual landscape plan, they are too small and too light. They don't read well.
- 3E. Darken the sod hatch.
- 3F. Update the Standard Rights-of-Way Table to include the requirement for shrubs. Refer to UDO Section 146-4.7.5. C. Curbside landscapes less than 10' in width may not have sod.
- 3G. Provide the percentages of the water vs non-water categories as a percentage of the overall street - each side of the street individually.
- 3H. The mulch treatment listed under the General Notes, Note 5 conflicts with the legend for mulch types.
- 3I. Update the City of Aurora Standard Landscape Notes, specifically Notes 5 and 6.
- 3J. Please enlarge the Key Map on all sheets.
- 3K. Several of the line types in the Line Type Legend do not read well as they are too light.
- 3L. If known, please include all fiber optic, gas, electric, storm etc. utility lines on all landscape plans.
- 3M. Curbside landscapes that are less than 10' in width are required to provide shrubs. Ornamental grasses and native seed are also an option in combination with the shrubs. Refer to UDO Section 146-4.7.5 C.
- 3N. For consistency of the aesthetic along E. 48th Avenue, provide the landscaping for the north side and provide a note to be installed by the adjoining lot owner at time of lot development.
- 3O. Provide a landscape legend on all landscape plan sheets.
- 3P. Provide the missing matchline text on Sheet 17.
- 3Q. Provide the missing street name on Sheet 18.
- 3R. Update the plan on Sheet 19 to reflect the installation of the additional streetscape along the north side of E. 48th Avenue, as well as, the removal of the sod per the UDO requirements.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 4B. Is this project constructing the entire median? Only half of a median cannot be landscaped.
- 4C. Indicate that the construction of the northern half is by others.
- 4D. Label the longitudinal street slopes, typical.
- 4E. The existing ROW needs to be shown and the proposed ROW dimensioned from the existing. Also indicate how it will be dedicated.
- 4F. Add a note indicating if the storm sewer system is public or private and who will maintain it.



5. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

5A. Add the following to all Site Plan sheets:

- Lane widths
- Auxiliary lane lengths
- Taper lengths
- Show / verify all opposing accesses on 48th Avenue

5B. Add callouts for proposed turn arrows.

5C. Add signage as indicated on the redlines.

5D. Add a curb ramp at the intersection of 48th and Buchanan Street.

6. Fire / Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org / Comments in blue)

6A. If this project is to be phased, a phasing plan must be provided with the Planning Department site plan and Public Works Departments civil plan submittals. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the access and water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

6B. Fire hydrants shall be provided on both sides of the street arranged on an alternating basis every 500ft.

6C. A COA Water map shows an existing fire hydrant in the area identified on Sheet 3. If there is an existing fire hydrant at the location noted, relocate it to the south side of the proposed road. Please identify all existing fire hydrants and their relocation, if required.

6D. Show existing fire hydrants on the plans and within the Legend.

6E. It appears there are hydrants proposed by The Aurora Highlands at adjacent streets. Please verify the hydrant locations.

6F. Add or relocate hydrants as shown on the redlines.

6G. Verify the dead-end water main configuration at Aerotropolis Parkway is acceptable with Aurora Water. It seems the looped water supply would need to be established.

7. Aurora Water (Clifford Stephens / cstephen@auroragov.org / Comments in red)

7A. Show and label all existing water, sanitary sewer and storm sewer. Clearly delineate between existing and proposed water, sanitary sewer and storm sewer.

7B. There does not appear to be enough fire hydrant coverage for 48th Avenue. Please coordinate with Life Safety.

7C. Reference existing infrastructure shown on the plans.

7D. Clarify what is going on as noted on Sheet 4.

7E. Clarify if water stubs are in place as noted on the redlines.

7F. Address all comments and notations on the redlines.

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

Site Plan

8A. 48th Avenue is an arterial roadway, therefore medians are anticipated to come to PROS for maintenance. Should this be desired to be privately maintained with more flexibility in design, please reach out to PROS to begin the IGA process.

8B. For PROS maintained medians, all medians must meet the requirements set forth in [PROS Dedication and Development Criteria Manual](#) starting on page 66. Also refer to page 112 for the construction requirements related to turnover to PROS.

8C. Design should be consistent with other PROS medians in which groupings of plant materials occur with hardscape in between. See comments on site plan and refer to materials listed within the manual.

8D. For specific plant species, please see the city's Xeriscape Plant List or Aurora Waters z-zone plant list.

8E. Add required notes related to 3-year hand-watering and 3-year establishment prior to acceptance/turnover by PROS. A PROS representative is REQUIRED for a notice of substantial completion of the medians to begin the



3-year maintenance/warranty period. An additional final acceptance after 3 years is REQUIRED prior to PROS taking over any medians.

8F. Address all comments and notations on the redlines.

9. Real Property (Roger Nelson / rnelson@auroragov.org / Comments in magenta)

Site Plan

9A. Update Note 6 on the cover sheet with the language provided on the redlines.

9B. Revise the Basis of Bearing.

9C. Provide a legal description.

9D. Show Harvest Road on the Vicinity Map.

9E. Label the bearings and distances around the parcel exterior to match the property description.

9F. Label existing and proposed streets. Include existing and/or proposed right-of-way width and recordation information.

9G. Label existing and proposed easements and include the recordation information.

9H. Label adjacent subdivision plats, including lots, blocks tracts, or label "Unplatted."

9I. Address all comments on the redlines.

10. City Forester Becky Lamphear / rlamphea@auroragov.org

10A. No comments.

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

11A. See attached comment letter.

12. Adams County Planning and Development (developmentsubmittals@adcogov.org)

12A. Thank you for including Adams County in the review for Project Name: 48th Avenue Infrastructure Site Plan No. 1 – ISP. We have no comment on the subject referral.

13. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

13A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (Multi-Use Easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.

13B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>

13C. Clearly identify the E-470 ROW and MUE on all applicable drawings.

13D. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place. A dig watch shall be required whenever there are construction activities near the TBMS line. A minimum 4' of cover is required over the fiber

13E. E-470 will be widened to 4 lanes in each direction in the future. Work immediately adjacent to E-470 ramps and intersection improvements will need to be coordinated with E-470 Road Widening plans and construction for this interchange.

13F. Developed flows from the site will need to be treated and discharged at or below historic rates.

13G. The developer will need to submit a letter from the City of Aurora agreeing to maintain all the improvements on 48th Avenue within E-470 ROW/MUE. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.

13H. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.

13I. Any fencing disturbed will need to be reset to meet E-470 specifications.

13J. Please provide an E-470 trailblazer sign for the WB lanes approaching the highway.

13K. A comment/response document would be helpful to track the revisions to each submittal.

13L. Additional comments will be issued as the design progresses.



Right of Way & Permits

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

April 29, 2022

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

Attn: Deborah Bickmire

Re: The Aurora Highlands Parkway Phase 2, Case # DA-2062-32

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **The Aurora Highlands Parkway Phase 2**. Please note that the utility easements abutting all rights-of-way must be 10-feet-wide. This is in order to accommodate natural gas and electric distribution facilities, particularly feeder lines.

PSCo has existing overhead electric distribution facilities in the area of this project. As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

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