

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



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March 30, 2023

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

Re: Third Submission Review – 26th Avenue – Infrastructure Site Plan and Plat
Application Number: **DA-2062-39**
Case Number: **2022-6048-00**

Dear Mr. Hopper:

Thank you for your submission. We have reviewed your plans 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 outside agencies.

Your Administrative Decision date is tentatively set for April 26, 2023. Please remember that all abutter notices must be sent, and the site posted at least 10 days prior to the approval date. These notifications are your responsibility, and the lack of proper notification will cause the decision 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. The city will send an updated list of registered neighborhood groups within one mile of the site. Take all necessary steps to ensure an accurate list is obtained.

A technical corrections submittal is required following the Administrative Decision to address all outstanding redline comments. The subdivision plat must be uploaded for a concurrent review with the Site Plan. 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 Energy Comments

cc: Dave Center – Aecom 7595 Technology Way Denver CO 80237
Jacob Cox, ODA
Filed: K:\SDA\2062-39rev3.rtf



Third Submittal Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

Site Plan

- 1A. Please be advised, the City has not received authorization for the Site Plan or Plat from the adjacent property owners. Our expectation is that all affected property owners will be required to sign the Site Plan and the Plat for the dedication of the right-of-way.
- 1B. The site data can't be verified until the Site Plan and plat are submitted concurrently.'
- 1C. Provide a legal description of the Site Plan.
- 1D. Ensure all adjacent plats and zone districts are referenced.
- 1E. Address redline comments and notations.

2. Landscaping

- 2A. The 2-foot strip of cobble in the curbside landscape area should be specified in the landscape plans instead of the street section.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Brianna Medema / 303-739-7310 / bmedema@auroragov.org / Comments in green)

Site Plan

- 3A. Remove the duplicate note from the cover sheet.
- 3B. With the addition of turn lanes, also detail the associated curbside landscape area, multi-use trail, and ROW/sidewalk easement proposal.
- 3C. Add the slope for the steepest area (noted on Sheet 13).

4. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 4A. Verify monument/walls at the corners of Main Street do not impede signal or easement functionality. There appears to be an overlap in some elements.
- 4B. A signal easement is needed at The Aurora Highlands Parkway.

5. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 5A. Relocate fire hydrants as noted on the redlines.
- 5B. Label the fire hydrants on the landscape plans.

6. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

- 6A. Show the 100-year WSEL for the detention pond.
- 6B. It is unclear what the extents of the pond access road are. In addition, maintenance access must be provided to the bottom of the outlet structure, as well as to the top of the inlet structure (See Sheet 6).
- 6C. Identify the symbol noted on Sheet 5.
- 6D. City records do not show an existing sanitary manhole at the location noted on Sheet 6.
- 6E. The Site Plan will not be approved by Aurora Water until the Preliminary Drainage Report is approved.

7. Real Property (John Doose / jdoose@auroragov.org / Comments in magenta)

Site Plan

- 7A. Comments will be provided when the subdivision plat is uploaded.
- 7B. Dedicate the right-of-way and easements by submitting applications to dedication property@auroragov.org. Approval or land transfer evidence will be needed from landowners and/or interest holders.



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

8A. See attached comment letter.



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 15, 2023

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

Attn: Deborah Bickmire

Re: 26th Avenue – 3rd referral, Case # DA-2062-39

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk requests a comment response for **26th Avenue**.

While there is no plat located on the website for review as indicated by the title of this case, please note that PSCo requests that 10-foot-wide utility easements are dedicated within all lots abutting the East 26th Avenue right-of-way.

PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Please be aware PSCo owns and operates existing overhead and underground electric distribution facilities along and crossing East 26th Avenue. 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.

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.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Again, 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