



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

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January 3, 2023

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

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

Dear Mr. Hopper:

Thank you for your 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.

Several items still need to be addressed; therefore, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 24, 2023.

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\2062-40rev2.rtf



## *Second Submittal Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of Application**

##### **Letter of Introduction**

- 1A. Revise the Letter of Introduction to address minor comments.
- 1B. The list of owners differs between the letter and the ISP cover sheet. Please resolve or explain the difference.

##### **Site Plan**

- 1C. The individual areas included in the Site Plan Data do not add up to the total.
- 1D. Include the legal description in the plan set.
- 1E. Include references to adjacent Site Plans currently in review and include the case number. As your Case Manager if you need assistance identifying the plans.
- 1F. Provide a response to all comments with your next submittal, including outside agencies.
- 1G. Address all notations and comments on the redlines.

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

- 2A. Break out curbside landscape requirements for the streets as follows: 48<sup>th</sup> Avenue South Side and 48<sup>th</sup> Avenue North Side. EB and WB don't work.
- 2B. Update the note below the curbside landscape table for the comment provided.
- 2C. Provide the source for Note 1 regarding the median landscape table.
- 2D. Add the seeded turf – Turf Type 2 Non-Irrigated Dryland Seed to the Plant Schedule.
- 2E. While the correct DA# is listed, change the DA to CN# 2022-6014-00.
- 2F. Darken all utilities.
- 2G. The SPO HET and PEN BUN are not listed in the Plant Schedule.
- 2H. There is a note indicating that the median landscaping is by others, but the landscaping is being shown or included with this submittal.

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

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

- 3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 3B. Add the note provided on the Cover Sheet.
- 3C. Label slopes.
- 3D. Ditches are not public.

#### **4. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

- 4A. Dimension lane width(s) as noted.
- 4B. Add line segment dimensions.
- 4C. Remove “Only” pavement markings. It is not a COA standard.
- 4D. Show all crosswalk markings. They appear to have been deleted from the previous submittal.
- 4E. Show a curb ramp as noted at future Buchanan Street.
- 4F. Add the note provided on Sheet 5.
- 4G. Show crosswalk bars as noted on Sheet 7.
- 4H. A pedestrian needs to be provided at “School” street since it is a school access point.

#### **5. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

##### **Site Plan**

- 5A. Include a detail for grouted river rock.



- 5B. Update the design to clarify the location of splashblock 2' from the edge of the plant bed.
- 5C. Swap out the Wyoming river rock in the striped areas for the tan local river rock. Maintain Wyoming river rock when included in more activated areas.
- 5D. Provide additional 15x50 maintenance blocks with mountable curbs through a long median stretch. Ideally, place this where future curb cuts are anticipated.
- 5E. Clarify the concrete edger between shrubs and hardscape materials. Note this should be the 4"4" standard.
- 5F. Address all comments and notations on the redlines.

**6. Real Property** (Roger Nelson / [rmelson@auroragov.org](mailto:rmelson@auroragov.org) / Comments in magenta)

**Site Plan**

- 6A. Add the Harvest Road right-of-way and reception number.
- 6B. Show the existing 48<sup>th</sup> Avenue right-of-way and include the recording information.
- 6C. Verify adjacent tract references.

**Plat**

- 6D. Provide a Title Commitment and Certificate of Taxes Due.
- 6E. Provide the most recent AES Board monument records for all aliquot section monuments shown.
- 6F. Provide a closure report.
- 6G. Extend the vicinity map ½ mile in each direction from the site and label all publicly dedicated roads.
- 6H. Verify ownership per the Title Commitment.
- 6I. See COA 2022 Subdivision Plat Checklist Item #13.d.(6). Show a tie-out distance and bearing to the exterior boundary of the subdivision from at least two control corners.
- 6J. Label adjacent subdivisions, lots, and tracts and include the reception number.
- 6K. Label bearings, distances, dimensions, easements, etc.. as noted on the redlines.
- 6L. Address all comments, edits, and notations on the redlines.

**7. Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 7. See attached comment letter. Please include a response with your next submittal.

**8 E-470 Public Highway Authority** (Brandi Kemper / 303-537-3727 / [bkemper@e-470.com](mailto:bkemper@e-470.com))

- 8A. 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.
- 8B. 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>
- 8C. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- 8D. 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
- 8E. E-470 will be widened to 4 lanes in each direction in the future.
- 8F. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 8G. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 8H. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 8I. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 8J. Landscaping is only allowed in the outer 25' of the MUE.
- 8K. Any fencing disturbed will need to be reset to meet E-470 specifications.
- 8L. A comment/response document would be helpful to track the revisions to each submittal.
- 8M. Additional comments will be issued as the design progresses.



**Right of Way & Permits**

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

December 28, 2022

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

Attn: Debbie Bickmire

**Re: 48th Avenue Infrastructure Site Plan No. 1 – 2<sup>nd</sup> referral, Case # DA-2062-40**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk requests a comment response for **48th Avenue Infrastructure Site Plan No. 1**.

PSCo requests that 10-foot-wide utility easements are dedicated abutting all property lines located along public rights-of-way for natural gas and electric distribution facilities.

As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to the existing facilities via [xcelenergy.com/InstallAndConnect](http://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 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