



Planning Division
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January 19, 2023

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

Re: Second 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 resubmittal. 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 February 9, 2023. Please be advised, the proposed subdivision plat needs to be submitted concurrently with the site plan for the next review. Additional comments on the Site Plan may be forthcoming.

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
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\2062-39rev2.rtf



Second Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Show how design ties into Main Street grade and structures (Planning)
- Submit plat with site plan for concurrent review (Planning)
- Provide 8' wide curbside landscape area (Landscaping)
- Repeat comments: Label slopes, check minimum slopes (Public Works Engineering)
- Repeat comments: Label storage lengths, taper rates/lengths, and revise signage (Traffic)
- Clarify water main size to be consistent with the MUS, show/label manholes (Water)
- Provide looped water supply (Life/Safety)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

1A. Address all comments and notations on the Letter of Introduction. Adjust the description as necessary per any revisions per the following comments.

Site Plan

- 1B. It is still very difficult to discern the location of existing vs. proposed right-of-way (ROW). Additional labels on the existing ROW may be helpful.
- 1C. Revise the street section to include a minimum of 8' width for the curbside landscape area. This is to be measured from the back of the curb/pavement.
- 1D. Show how the design in the northeast quadrant of 26th Avenue and Main Street ties into existing approved structures and the plaza. How does the proposed grading (a ditch) tie in?
- 1E. Show/label the existing ROW on the north side of 26th Avenue at Main Street. Have signal easements been provided?
- 1F. Remove individual property owner names. Confirm all subdivision plats and reception numbers are included. Show lots, blocks, and tracts, as applicable.

Plat

1G. The next submittal must include a concurrent review of the plat with the ISP.

2. Landscaping

- 2A. Revise the typical section to provide an 8' wide curbside landscape area. The dimension is from the back of the curb and/or from the back of the concrete strip in this instance. The 4-Lane Minor Arterial section in NEATS Refresh requires a 10' separation of the walk from the street.
- 2B. Clarify the timing of landscape installation and by whom.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

- 3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 3B. Label swales, including slopes. A minimum 2% slope is required or provide a concrete pan.
- 3C. Add the note provided on Sheet 5.
- 3D. Revise Note 5. The City does not maintain ditches.
- 3E. A minimum slope of 2% is required in pond bottoms.
- 3F. Less than 0.8% slope on streets is not recommended. The minimum slope is 0.5%.
- 3G. Street light type SI-4 is required for arterial roadways.



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

- 4A. The TIS for the adjacent residential filing is still under review and may result in the need for additional right turn lanes off of 26th Ave. once that is finalized.
- 4B. A reduction in speed limit does not generally impact travel speeds. While the design of roadways in the WB direction changes drastically, a merge taper distance needs to account for the higher entering speed to enable a "slow down" distance for vehicles to match the new design speed of the roadway. Hence using a 50-mph design speed of upstream roadway, per MUTCD (~700').
- 4C. The design speed of 26th Avenue is 50 mph (per COA standard for 4-6 lane arterials). The corresponding minimum taper ratio per CDOT SHAC on arterials is 15:1.
- 4D. Add the dimension noted on Sheet 5 and call out storage lengths for all turn lanes and tapers.
- 4E. Show signal easements at both corners of Warm Springs Avenue.
- 4F. Label merge pavement markings.
- 4G. Revise signage per comments on the redlines.

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

- 5A. It appears the water main in 26th Ave. and all fire hydrants are on a dead-end water line. No more than one fire device (fire hydrant or fire suppression line) is allowed off of a dead-end water line extension. In phasing plan, provide a looped water supply.
- 5B. Show the fire hydrants on Main Street.
- 5C. Add a fire hydrant as shown on Sheet 5.

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

- 6A. Call out existing and proposed sanitary manholes.
- 6B. Include the diameter of the proposed waterline.
- 6C. Show proposed sanitary sewer linework (see Sheet 7). Also, show manholes within 400 feet (maximum) intervals.
- 6D. MUS 219069 and COA EDN 222235 depict a 12" water main along Warm Springs Ave. If the intention is to change it from a 12" to an 8", an amendment to the MUS and coordination with the developers of EDN 222235 is required.
- 6E. Resolve light pole and hydrant conflicts.

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

Site Plan

- 7A. Provide an updated Title Commitment dated 120 days of approval. Title commitment # NCS-1126600-CO has an effective date of 5-17-2022 and covers 14 parcels.
- 7B. Provide a legal description for the 26th Avenue ISP and confirm which parcels are affected out of the 14 parcels described on the title commitment. All entities need a Statement of Authority.

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

January 13, 2023

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

Attn: Deborah Bickmire

Re: 26th Avenue – 2nd referral, Case # DA-2039-26

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

PSCo requests that 10-foot-wide utility easements are dedicated within all lots abutting the East 26th Avenue right-of-way, and, 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.

It also appears there is not a second-round plat to review.

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