



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

Worth Discovering • auroragov.org

November 3, 2016

Todd Wilson
CCBB Land, LLC
5430 E Weaver Ave
Centennial, CO 80121

Re: Initial Submission Review – Trolley Station – Plat
Application Number: **DA-2027-02**
Case Number: **2016-3039-00**

Dear Mr. Wilson:

Thank you for your initial submission, which we started to process on Monday, October 10, 2016. 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 another submission. Please revise your previous work and send us a new submission on or before Tuesday, November 29, 2016.

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 303-739-7857.

Sincerely,

Sarah Wieder, Planner II
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Kurtis Williams, JR Engineering, 7200 S Alton Way, Suite C400, Centennial, CO 80012
Mary Aygerinos, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\2027-02rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Clarify whether the internal streets will be for public or private access (see Item 1)
- Add block number to the plat sheets (see Items 2 and 5)
- Include information about corner radii (see Item 3)
- Revise name of the plat (see Item 5)
- Make changes to plat sheets per redline comments (see Item 5)
- Pay storm drainage development fee (see Item 6)
- Respond to Xcel Energy memo (see Item 8)
- Address all remaining redline comments on the plat

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. The plat appears to match the master site plan that was approved at Planning Commission on July 13, 2016. The mylars for the master site plan still need to be submitted. Please prepare the master site plan mylars and submit them to your Case Manager at your convenience. A mylar checklist is attached for your use when you submit the mylars.

1B. Provide clarification on whether the internet streets will be for public access or private access only. Documentation was provided during the master site plan review that stated there would be public access related to neighborhood circulation.

2. Addressing (Cathryn Day / 303-739-7357 / cday@auroragov.org)

2A. Add block number to the document pages.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Traffic Engineering (Victor Rachael / 303-739-7309 / vrachael@auroragov.org)

3A. Add information about corner radii. Contact Victor for additional information.

4. Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org)

4A. At the time of site plan submittal, additional fire lanes will need to be dedicated for the northern portion of the site. See redline comments.

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org)

5A. Change name of the plat to "Trolley Station Subdivision Filing No. 1."

5B. Provide Certificate of Taxes Due prepared by County Treasurer's Office.

5C. Revise legal description per redline comments.

5D. Remove logo on all sheets.

5E. Amend signature block format per redline comments.

5F. Revise general notes on Sheet 2.

5G. Add Airport Influence District note on Sheet 2.

5H. Include block number.

5I. Add county name to all plat sheets.

5J. Provide dedicating document information for all existing easements per redline comments.



6. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

6A. A storm drainage development fee is due in the amount of \$67,882.80 (24.089 acres x \$2,818.00 / acre).

7. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org)

7A. A tree inventory must be submitted before any grading is conducted. This can most likely be completed at the site plan stage.

8. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

8A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for Trolley Station Filing No. 1, acknowledges the platted 10-foot utility easements, and requests that the following language or plat note be placed on the preliminary and final plats for the subdivision: *"Ten-foot utility easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in 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."*

8B. In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

8C. Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. The property owner/developer/contractor must contact the Builder's Call Line at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register so you can track your application) and complete the application process for any new gas or electric service, or modification to existing facilities including relocation and/or removal. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

8D. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.



City of Aurora Planning & Development Services Department

MYLAR CHECKLIST

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Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the bottom of the form before submitting MYLARs to the Planning Case Manager.

MYLAR CHECKLIST

- ☐ All required city fees have been paid (verify this with the Planning Case Manager).
- ☐ Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the Planning Case Manager.
- ☐ Civil drawings and the drainage plan have been approved.
- ☐ The effective date on the title work and Certificate of Taxes Due is within 120 days of final city approval of the plan.
- ☐ If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk and Recorder.
- ☐ Digital files, preferably on a compact disc, for the site plan, subdivision plat, GDP, FDP, etc. have been submitted to the Planning Case Manager (please refer to the **Instructions for Submitting Digital Files for Addressing**).
- ☐ The surveyor, property owner(s), and mortgage company have signed both cover sheets with **black indelible ink**.
 - Please ensure that the signatures, stamps and seals text do not smear
- ☐ The notary has filled in the signature block and applied their indelible stamp in **black indelible ink**.
 - Please ensure that the stamp does not smear
- ☐ The surveyor has applied their stamp and signed their name through the stamp.
 - Please ensure that the stamp does not smear
- ☐ Submit one complete set of signed and notarized MYLARs and one additional signed and notarized cover sheet for each site plan, CSP, etc. Subdivision plats require submittal of two sets of signed and notarized MYLARs.
 - **Adams County**
 - a. One complete set of signed and notarized MYLARs in 18 inch by 24 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - **Arapahoe County & Douglas County**
 - a. One complete set of signed and notarized MYLARs in 24 inch by 36 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. Please note that all MYLARs shall be four millimeters thick, double mat, reverse print/burn, and photo quality

Project Name: _____ DA #: _____

Applicant Signature: _____ Date: _____

Phone: _____ Email: _____

Note: This form is also available online: <https://www.auroragov.org/CityHall/FormsAndApplications/Development/index.htm>