

February 21, 2017

Ms. Sarah Wieder,
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Response Letter to First Submission Review – Trolley Park – Final Plat,
Application Number: DA-2027-02
Case Number: 2016-3039-00

Dear Ms. Wieder:

This letter is in response to the comments dated November 3, 2016. Your comments are in italicized text and our responses are in bold font.

First Submission Review

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.

The master site plan mylars will be submitted per the attached checklist.

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.

The internal streets are labeled as “Fire Lane, Public Access and Utility Easement” on the graphic sheets of the plat. A note was also added to the “General Notes” stating that Tract A is for public access.

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

2A. Add block number to the document pages.

Block numbers have been added to the plat.

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.

Corner radii have been added.

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.

Noted.

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

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

The plat title has been changed as noted.

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

5C. Revise legal description per redline comments.

Legal description revised as noted.

5D. Remove logo on all sheets.

Logo has been removed from all sheets.

5E. Amend signature block format per redline comments.

Signature blocks changed as noted.

5F. Revise general notes on Sheet 2.

General note revised as noted.

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

Airport influence district note added.

5H. Include block number.

Block numbers have been added.

5I. Add county name to all plat sheets.

The county names have been added where noted on the redlines.

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

Dedication documents provided.

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).

Noted.

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.

Per discussions with Jacque, it was agreed that the tree inventory would be completed at the time of the first site plan submittal.

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."*

Per correspondence with City of Aurora Real Property, this note is not part of their checklist of required items and can't be added to the plat.

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.

Noted.

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.

Noted.

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.

Noted.

Please contact us with any questions you might have to assist with your review. I can be contacted with any questions at (303) 267-6190 or at kwilliams@jrengineering.com.

Sincerely,

JR Engineering, LLC



*Kurtis W. Williams, P.E.
Vice President*