

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



May 9, 2022

Ted Laudick
Colorado International Center Metro District No. 7
450 E 17th Avenue Ste 400
Denver, CO 80203

Re: Initial Submission Review – Dandelion Draw Channel Improvements at High Point–Infrastructure Site Plan

Application Number: **DA-1746-35**

Case Numbers: **2022-6021-00**

Dear Mr. Laudick:

Thank you for your initial submission, which we started to process on April 18, 2022. 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 community members.

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 June 3, 2022.

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.

Your estimated administrative decision date is still tentatively set for July 13, 2022. Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the hearing 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. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Will Sokol – Silverbluff Companies 18591 E 64th Ave Denver CO 80249
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1749-35rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Pay development fee prior to next submission (Planning)
- Respond to ECCV Water & Sanitation District Letter (Outside Agency)
- Manhole Access (Water)
- Respond to E-470 Public Highway Authority Comments (Outside Agency)
- Respond to Xcel Energy Comments (Outside agency)
- Provide Floodplain on Landscape Plans (Landscape)
- Landscape Requirements for Detention Pond (Landscape)
- Provide Required Tables for Floodplain (Landscape)
- Preliminary Drainage (Public Works)
- Confirm Permitted Plantings in Drainage Area (Public Works)
- Trail Connections (PROS)
- Tract Designation (Real Property)
- Add Maintenance Access Signage (Traffic)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. The ECCV Water and Sanitation District comment letter is attached. Please respond to their questions with your next submission.

2. Completeness and Clarity of the Application

- 2A. The fee of **\$14,581.05** is due prior to the second submission.
- 2B. Add lines and perimeters for the data block.
- 2C. Number sheets X of Y.
- 2D. Show trash, pet waste station and trash receptacles on sheets.

3. Zoning and Subdivision Use Comments

- 3A. Show adjacent zone districts on all sides of ISP.

4. Landscaping Issues (Kim Kreimeyer / 303-739-7126 / KKreimey@auroragov.org / Comments in bright teal)

- 4A. Provide the 100-year floodplain on each of the landscape plans and provide the square footage for the area between the 100-year floodplain and the tract line.
- 4B. According to the square footage provided on the cover sheet the area outside of the proposed 100-year floodplain is 183,126 Sq. Ft. The landscape requirements for a detention pond are 1 tree and 10 shrubs per 4,000 Sq. Ft. $183,126/4,000 = 45.78$. 46 Trees and 458 Shrubs are required. It appears the plan is deficient. Please clarify.
- 4C. Please provide a total number of trees and shrubs.
- 4D. Provide the required table with the area of the tract, a description, area in square footage (above the 100-year flood plain and within the tract), trees required, trees provided, shrubs required, shrubs provided, caliper of trees and size of shrub container. Also, any applicable notes.
- 4E. Aurora Water and Public Works may comment on the landscape within the flood plain.
- 4F. The intent of the landscaping surrounding the detention area is to screen it from view. Please move the trees and shrubs above the 100-year floodplain elevation and make sure the landscaping is arranged to provide screening from planned adjacent uses.
- 4G. Staff is unable to adjust the measurement of the plans to a scale of 1"=40' Please adjust each sheet in the plan set accordingly.
- 4H. The 100-year floodplain shown is not consistent with other sheets in the plan set and not shown on all landscape sheets. Please revise the sheets accordingly.



- 4I. Provide the required tables to calculate landscaping provided above the 100-year floodplain.
- 4J. Please provide the standard landscape table for the detention landscape area with the location/segment of the channel, area square footage (above the 100-yr WSEL to the tract line), required trees (1 tree/4,000 SF above 100-yr WSEL), trees provided, required shrubs (10 shrubs/4,000 SF above 100-yr WSEL), shrubs provided, and totals. Also, any applicable notes.
- 4K. Staff is unable to complete a landscape review with the missing 100-year floodplain and missing table with square-footage calculations. Please provide both on all landscape sheets for the second review.

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 6A. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 6B. Indicate direction of emergency overflow.
- 6C. Verify with the drainage reviewer, Aurora Water and MHFD as to what plantings are permitted within the channel and pond. Trees are generally not permitted within a drainage channel or detention pond.

7. Traffic Engineering (Carl Harline / 303.739.7584 / charline@auroragov.org / Comments in amber)

- 7A. Add signs on both sides of maintenance path indicating "maintenance access only".

8. Aurora Water (Casey Ballard) / 303-739-7382 / Cballard@auroragov.org / Comments in red)

- 8A. Access is needed to within 5-feet of all manholes.
- 8B. Access to all manholes needs to be maintained after roadway construction.
- 8C. Ensure the manhole lid is not within the curb/gutter section. Normal comment includes rotating cone to allow for proper compaction between manhole lid and gutter section.

9. Fire/Life Safety (Will Polk / 303-739-7490 / WPolk@auroragov.org / Comments in blue)

- 9A. Approved. No comments.

10. PROS (Alex Grimsman / 303-739-7131 / @auroragov.org / Comments in mauve)

- 10A. It does not appear, based on the newly updated open space map and Form J that this area is trying to receive open space credit for this area. If not, additional trail connection would need to be provided to at minimum loop the channel area and connect to proposed PA-70 to be constructed with PA-30a.

11. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 11A. Dedicate channel as a Tract or an easement to the City. Submit application with exhibits to dedicationproperty@auroragov.org.

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

- 12A. See attached letter from Public Service and provide a response with your next submission.

13. E-470 Public Highway Authority (Chuck Wesiss/ 303.537.3420/ cweiss@E-470.com)

- 13A. E-470 Public Highway Authority has the below listed comments:



- Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will follow 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.
- 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>
- Clearly identify the E-470 ROW and MUE on all applicable drawings. There is MUE located along Dandelion Draw. An ownership map is provided for reference.
- E-470 will be widened to 4 lanes in each direction beginning in 2022. Please coordinate this project with the E-470 widening project.
- E-470 TBMS (fiber) is located along the eastern ROW and MUE. Clearly identify on all applicable sheets. The TBMS shall be protected in place. A dig watch is required for construction near the TBMS.
- Does the proposed grading tie in at the MUE or will this need to extend west?
- The proposed maintenance path dead ends at the MUE? Is there a plan to extend?
- **Sheet 9** shows seeding and plantings along channel in the MUE. Tree plantings in the MUE along the highway will be limited to the outer 25’ feet.
- Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- Any fencing disturbed will need to be reset meeting E-470 specifications.
- A comment/response document would be helpful to track the revisions to each submittal.
- Additional comments will be issued as design progresses.



Right of Way & Permits

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

May 6, 2022

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

Attn: Elizabeth Fuselier

Re: Dandelion Draw Channel Improvements at High Point, Case # DA-1746-35

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Dandelion Draw Channel Improvements at High Point**. PSCo has existing high pressure natural gas *transmission* facilities along the proposed Picadilly Road right-of-way. Prior to the road being constructed, an engineering review will be necessary. Encroachments across PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the site plan, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at:

https://www.xcelenergy.com/encroachment_application (click *Colorado* if necessary). An engineer will then be in contact to request specific plan sheets.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer 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



April 29, 2022

Pat Horn
Martin Martin
12499 W. Colfax Ave.
Lakewood, CO 80215

RE: High Point – Dandelion Draw Channel Improvements
COA #1612433

Dear Pat,

On April 21, 2022, East Cherry Creek Valley and Water and Sanitation District (ECCV) received the first submittal from the City of Aurora for the “Dandelion Draw Channel Improvements and Regional Pond DLD1” for review, prepared by Martin Martin. Our comments are below:

1. Please submit construction plans for review to ECCV.
2. An Overlap Agreement (OLA) will need to be executed between ECCV and the developer for any improvements located in the ECCV 30’ easement where the 48” water line is located. The OLA will be prepared by ECCV legal counsel once the construction plans are submitted.
3. On Sheets 3 and 4 there is a call out for headwall/wingwalls and a 54” with leader lines, but there are not structures shown? Is the line work not turned on? No structures are allowed in ECCV’s 30’ easement.
4. Please minimize the amount of fill over ECCV’s 48” water line. There should be a minimum of 4.5’ of cover and a maximum of 10’ of cover.

Should you have any questions, please contact me at or Jamie Overgaard at Kennedy Jenks at 720-744-2208.

Thank you,

DocuSigned by:

52702EFA071540F...

Brandon Felipe
Project Engineer

cc: Michelle Probasco, ECCV
Jamie Overgaard, Kennedy Jenks
Ted Laudick, Silver Bluffs Company
Elizabeth Fuselier, City of Aurora

6201 S. Gun Club Road | Aurora, CO 80016
Ph: 303.693.3800 | *Fx:* 303.699.1228 | www.eccv.org