

January 30, 2023



Ariana Muca
Planning and Development Services
15151 E. Alameda Parkway
Aurora, Colorado 80012

**Re: 56th Avenue Improvements –
Responses to Technical Corrections ISP Submittal Comments**
Application Number: DA-2285-00
Case Number: 2021-6037-00

Ms. Muca,

Thank you for your notes regarding the technical corrections ISP submittal for the 56th Avenue Improvements. Provided with this response letter is the technical corrections ISP submittal. The following are staff comments received October 20th, 2022, from the development review team. Olsson Responses are in GREEN text.

Please note that this ISP depicts proposed rights-of-way, tracts, and easements described in Windler Subdivision Filing No. 1 which has been previously submitted for review via Windler at Denali Street (DA-107-09). The design depicted in this submission brings the ISP into alignment with the project Construction Documents. Some specific changes include:

- Reconfiguration of the detention and southern water quality cells at pond U-115.
- Changes in the configuration of maintenance access paths at all ponds.
- Removal of the outer sidewalks based on a memorandum of understanding on future installation signed by the City and the developer.
- The addition of a cross pan at the future Fultondale (local type 3) intersection.

Planning Department Comments

Completeness and Clarity of the Application

1A. No new comments: We are not processing a plat with this Site Plan. There are references to Windler Subdivision Filing No. 1. Provide the recordation number for this plat. If it is not currently in review this reference could hold up the recordation of this Site Plan.

Plat had been previously submitted for review with Windler at Denali Street (DA-1707-09) depicting right of way, tract, and easement dedications associated with 56th Avenue.

Referral Comments from Other Departments and Agencies

Civil Engineering

3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report (PDR) is approved.

56th Avenue PDR submitted for signatures 1/30/23.

3B. Repeat Comment: The minimum slope in the pond bottom is 2%.

Temporary Pond B slope revised. The other area with a slope less than 2% (CTR-1 south cells) is not a part of the pond, it is a spillway. Increasing the slope to 2% would increase the spillway velocity to unacceptable levels.

3C. Page 16 of 30 a small typo of utility.

Typo corrected.

Aurora Water

5A. Sheet 9 – Adjust hydrant to be behind curb.

Hydrant adjusted.

Parks, Recreation, and Open Spaces (PROS)

6A. The Windler master plan identifies 'north park' being in the location that the large detention and water quality ponds are shown, south of 56th. Upon earlier review, it was unknown the permanency of the ponds and what the master plan would look like. Please connect with PROS to determine how this conflict is to be addressed in the Windler Master Plan as ponds are not eligible for neighborhood park credit. Open Space credit may be sought along detention ponds if designed to be a park like feature with perimeter trail and amenities.

The Windler Master Plan accounts for the detention in North Park. Open space credit is being determined as a part of the master plan approval process.

6B. Note the Possum Gully/Cottontail run trail is planned to run through high point and Fulenwider to connect and cross 56th Avenue]. The intent was to end this trail in the 'north park' area as a destination for trail users. Please identify how this is to be accommodated if no longer anticipated in the park.

The trail crossing as determined in earlier phases of the master plan is permitted to be at grade at the future signalized intersection of Biloxi and 56th Avenue. Additionally, North Park is being planned and designed as a part of separate package.

Real Property

7A. Continue to work with Andy Niquette on ROW dedication. Please send applications to dedicationproperty@auroragov.org.

Windler Subdivision Filing No. 1 submitted for review via Windler at Denali Street (DA-1707-09). Separate document easement submissions will be forthcoming.

Regards,

A handwritten signature in blue ink, appearing to read "Chris Rolling".

Chris Rolling
Project Manager - Olsson