



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

Worth Discovering • auroragov.org

April 29, 2022

Gregg Johnson
HM Metropolitan District No. 1
8390 E Crescent Pkwy, Ste 300
Greenwood Village, CO 80111

Re: Fourth Submission Review – 56th Avenue - Infrastructure Site Plan
Application Number: DA-2285-00
Case Number: 2021-6037-00

Dear Mr. Johnson:

Thank you for your submission. We 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.

Your Administrative Decision date is tentatively set for May 18, 2022. Please remember that all abutter notices must be sent, and the site notices posted at least 10 days prior to the approval 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, as well as, registered neighborhood groups, before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

A technical corrections submittal will be required following the Administrative Decision to address all outstanding redline comments. Please be advised, additional corrections may also be required pursuant to the review and approval of the Preliminary Drainage Report.

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 Department

cc: Chris Rolling – Olsson, 880 Fall River Dr Loveland CO 80538
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\2285-00rev4.rtf



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address adjacent subdivision references (Planning)
- Approval is subject to approval of the Preliminary Drainage Report (Public Works)
- Revise plans and landscape tables (Landscaping)
- Correct plant count errors and add missing plant labels (Landscaping)
- Match the Traffic Impact Study (Traffic)
- Specify rock type in medians (PROS)
- More information needed for water and storm sewer (Water)
- Start right-of-way and easement dedication (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. 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.

2. Landscape (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in teal)

2A. Please address the following on Sheet 18:

- Adjust tree placement around the future directional curb ramp.
- As outlined in previous comments, to determine the number of street trees required for every segment, measure the distance between the curb radii tangent points. For this segment, I now measure 560 LF which would be 14 trees.

- For clarification, please add the materials code after the name in each legend.

2B. Correct plant count errors and add missing plant labels as noted on all sheets.

2C. Please address the following on Sheet 23:

- Match the direction of the hatches to how it is oriented on the plan to avoid confusion.
- Include the whole pond tract boundary on this sheet.
- The required detention pond landscape area is still not being calculated correctly. Based on this new modified tract boundary, the highlighted area in yellow (+/- 96,000 SF) is what is required to be included in the total square foot calculation in determining the Detention and Water Quality Pond Landscaping requirement for Pond CTR-1 North Cell. As I described and demonstrated in the previous comments, it is the area within the tract boundary surrounding a pond above the 100-year water surface elevation. It is currently listed in the landscape table as 192,723 SF, which is nearly 100,000 SF too big. You can calculate this area by doing a total area calculation of the entire pond landscape tract (+/- 281,000 SF) and subtract the total area below the 100yr WSEL (+/- 185,000 SF). Public and private ponds combined. Please recalculate all ponds and add the required landscaping of one tree and 10 shrubs per 4,000 SF in the required area.
- Please verify that the proposed pond landscaping can be planted within the adjacent easement, outside of pond tract boundary and on the adjacent parcel.

2D. Remove the gray hatch over the ponds on Sheet 26. Keep the gray hatch on the streetscape as was done correctly on the other pond sheets.

2E. Address the following on Sheet 27:

- Curbside Landscape Table:
 - As mentioned in the previous comments, the curbside area for the first location should be close to 14,400 SF. You list the distance of curbside landscape for this segment at 2,340 LF. There is 540 LF of area that



is 10' wide and can be subtracted from the total. That leaves 1,800 LF that is less than 10' wide. Take that number times the width of 8' for the remaining area. That equals 14,400 SF.

- Change SF to LF in the distance column.
- Fix the count for required trees.
- Fix the count for provided trees.
- Update the shrub required count.
- Add enough shrubs to cover the tree conversion.
- Add back a note you had before that states why some tree requirements cannot be met. Such as existing or proposed utilities, streetlights, future driveway access, etc.
- Fix duplicate Drive #1 names in Location column.
- Materials Schedule:
 - Keep the names of materials consistent with the legend.
 - Decorative rock can be many types and colors. Please clarify this rock.
 - Add Pond Aggregate Maintenance Access information.
- Detention Pond Landscape:
 - See comments on Sheet 23 on how to calculate the required pond landscape areas.
 - CTR1 North and CTR1 South are in two different tracts. Please separate them in the landscape table.
 - Fix the name of temporary ponds to match the sheets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

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

3B. Is the statement in Phasing Note #2 accurate?

3C. Clarify who is constructing the receiving ramp in the southeast corner of Harvest Road.

4. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

4A. Verify the eastbound storage length at Harvest Road. The traffic study states 375'.

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

5A. The water line in 56th Avenue is not to be wet tapped. Extension of the existing stub downstream of the existing valve will be needed. This will likely include the 45-degree fittings and a lowering to get the main under the proposed storm and back into the proposed alignment.

5B. Before the storm sewer alignment can be approved a profile should be submitted. If not, then this alignment is subject to change during civil plan review. Proper clearances are required of all existing utilities as well as any license agreements required by other entities.

6. Parks, Recreation and Open Space Department (PROS) (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

6A. Add the specific rock that is in the median to the median table. Include the size, color treatment and any other hardscape within the median.

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

7A. Continue to work with Andy Niquette on right-of-way and easement dedication. Please send applications to dedicationproperty@auroragov.org.