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February 28, 2022

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

Re: Third 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.

Numerous comments from the previous review were not addressed, therefore, there are still a number of items and issues that need to be resolved. Additionally, the Preliminary Drainage Report (PDR) needs to be submitted for another review to ensure there will be no significant revisions needed on the Site Plan. Following resubmittal of the PDR, you may submit your revised Site Plan.

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:\SDA\2285-00rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Start easement and right-of-way dedication (Real Property and Planning)
- Re-submit the PDR and review slope requirements (Public Works)
- Revise plant counts and Landscape Tables (Landscaping)
- Auxiliary lane lengths need to match the MITS (Traffic)
- Revise medians per PROS standards (PROS)
- Provide maintenance access to structures (Water)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Revise the Letter of Introduction to replace “Harvest” Mile references to Fulewider and address the redline comments.
- 1B. Add top and bottom wall elevations for the proposed retaining walls.
- 1C. Add the scale ratio under all bar scales.
- 1D. Detail linework was moved from Sheet 4 to Sheet 30, however, not all of the previous information is illustrated. Add a Legend to Sheet 30 and make sure all existing/proposed linework for the ISP area, right-of-way, easements, etc.. are shown on the plans.
- 1E. Start the dedication of easements and right-of-way. The Site Plan will not be approved until all of these items are complete and ready to record.

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

Previous comments have not been addressed. Approval of this site plan will continually be delayed if all the comments are not addressed with each submittal.

- 2A. Position plants away from the edge of the plant bed (all sheets) so they are not too close to the walkway or street and overlap when fully grown.
- 2B. Add missing plant labels and adjust plant label leaders.
- 2C. Correct all plant counts errors.
- 2D. Add all hatches used on the plan to the legend with brief description. Then add a reference to page 27 for detailed information.
- 2E. Move plants away from drain inlets.
- 2F. To determine the number of street trees required for every segment, measure the distance between the curb radii tangent points. For example, a segment that measures 526' would require 13 trees. Update the plans and landscape tables as necessary to meet all landscape requirements so you do not need to ask for an Adjustment. Please refer to the curbside landscape requirements in the UDO for additional information.
- 2G. Please don't overlap leaders and labels.
- 2H. Plant labels should only reference what is shown on each sheet. Please update all sheets as necessary.
- 2I. Each plant grouping should have its own label when separated by a different plant type. Update all sheets.
- 2J. Move the matchline labels to the side of the matchline it is referencing. Correct all sheets.
- 2K. Move proposed plants away from the center of trees. Keep in mind that your proposed design may be modified in the field due to the tree ring required when planting the street trees.
- 2L. When there is room for a legend, please add one with the important information shown on each sheet: linetypes, hatches, symbols, etc. on all sheets.
- 2M. Please use a gray hatch, not solid black.
- 2N. Double check all scale bars. This does not match Sheet 14 which appears to be the same scale.



2O. The highlighted area in red on Sheet 23 (+/- 66,000 SF) is required to be included in the total square foot calculation in determining the Detention and Water Quality Pond Landscaping requirement. It is described in code as the area within the tract surrounding a pond above the 100-year water surface elevation. Please recalculate all ponds and add the required landscaping of one tree and 10 shrubs per 4,000 SF in this area.

2P. Show tract boundary lines more prominently on all sheets.

2Q. Address the following issues on Sheet 27:

- Don't use the same hatch for two different materials.
- Burning Bush is generally classified as a Deciduous Shrub.
- Karl Foerster Feather Reed Grass grows over 4' in height.
- Fix grass label error.
- Blue Avena Grass grows over 2' in height.
- Only show provided trees in the trees provided column. Any trees that cannot be provided must be made up with shrubs at the 12:1 ratio. The extra shrubs can be included in the 'Shrubs Provided' column.
- Add the shrubs requirement where shown.
- Add the type of note shown under the shrubs provided to each applicable column to indicate the number of shrubs used to count as tree equivalents to meet the necessary requirement. In this specific case, you have a total of 46 trees provided plus 7 tree equivalents (12:1 ratio. No rounding up). That is a total of 53, which is 7 short of the 60 required for this segment of the curbside landscaping. Please add the necessary landscape to meet the requirements, or an adjustment is required.
- The Compact Oregon Grape is a Broadleaf Evergreen Shrub.
- The 3,600 SF number is way too small. I calculate that this area should be close to 14,400 SF (1,800' length x 8' wide). Everything under 10' should be included in the calculation. So, all the small transition areas from 10' wide to 8' wide should also be included in the total area calculation.
- If you are short on the tree requirement because of an existing encumbrance, you must use shrubs at a ratio of 12:1 to make up the difference.
- I calculate the 18,390 SF area to be around 19,200 SF (2,400' length x 8' wide)
- The plant schedule shows a total of 198 trees (107+91). The schedule and table must match.
- I did not check all the calculations because your first two were incorrect. Please double check all your calculations prior to your next submittal.
- Add note: "All trees that cannot be provided shall be converted into shrubs at a 12:1 ratio to meet the minimum Curbside Landscape requirements.
- Add missing plant totals to plant schedule.
- The detention pond landscape area numbers are not correct. Please see note on Sheet 23. Update plan and table as required.

2R. Repeat comment on Sheet 28: you have just copied the instructions on what statements are required. You must write these statements to specifically address this project.

2S. Are both statements highlighted on Sheet 28 about the medians? If so, they should read exactly the same.

2T. Remove the Olsson notes. They are not required for site plan approval.

2U. The PROS note states that they will only maintain the medians after the 3 year warranty period, not the street frontage landscaping. Please confirm and update all notes so it is clear.

2V. Address all comments and notations on the redlines.

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.

Comments on the PDR were provided on 9/28/21 and no subsequent submittal has been made. Additional comments may result from any changes required as part of the PDR review process especially in regard to the proposed detention ponds. It is recommended that you do not resubmit the site plan until the PDR has been resubmitted to avoid additional review cycles on the site plan.



- 3B. The right turn lane and acceleration lane at E-470 should not be deferred.
- 3C. Why is the curb and gutter stopped short of E-470?
- 3D. Minimum slope in the bottom of ponds is 2%.
- 3E. Please see Section 3.62.3 regarding maintenance path requirements. The max slope is 10%.
- 3F. Per Roadway Manual Section 4.02.6, a railing is required along sidewalks where adjacent to 3:1 slopes.
- 3G. Show grading tie-ins.
- 3H. If ponds are all private, as was commented by Aurora Water on the previous submittal, they are required to be in drainage easements. As clarification ponds are regional when they are MEP eligible and maintained by the City of Aurora. If these ponds meet those requirements, then tracts are appropriate.
- 3I. Include a detail/section for the proposed retaining wall and identify the wall material.
- 3J. Access to the top of the outlet structure needs to be out of the bottom of the pond. See location on Sheet 16.
- 3K. Maximum 4:1 slopes in the ponds.
- 3L. Remove "permanent" from the drainage easement and access easement labels on all sheets.
- 3M. The grading in Temp Pond B is in conflict with the proposed bike path/pedestrian walk. If there is a wall proposed, please label and call out the maximum height and pedestrian railing for walls over 30".
- 3N. Ensure there is a separation of 10' between trees and storm sewer.
- 3O. Advisory comment: when landscaping the detention pond, please ensure planting will not interfere with maintenance paths or emergency overflow functions.

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

- 4A. Windler and Fulenwider Traffic Studies are currently under review. Changes may necessary pending future review comments.
- 4B. Auxiliary lane lengths not consistent with latest MTIS.

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

- 5A. Access is required to the top of all outlet structures and forebays for all public and private ponds.
- 5B. Is the pond noted on Sheet 9 a part of a regional plan by MHFD? What is making this pond public? Please contact Casey Ballard to discuss further prior to resubmittal.
- 5C. Ensure that hydrants are at least 3.5-feet and a maximum of 8-feet away from the back of curb. Typical for all hydrants on the south side of the road.
- 5D. Hydrant laterals should be perpendicular to the main.
- 5E. Storm is not to be under the sidewalk.
- 5F. Temp Pond B is to be private.
- 5G. Confirm that no signal is planned at the Harvest Road intersection. If signal is planned in the future, utilities need to be adjusted to avoid future conflict.
- 5H. Manholes are needed for all deflections in storm and sanitary mains.
- 5I. Access is needed to all manholes.
- 5J. The minimum turning radius for all maintenance access is 50-feet.

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

- 6A. Please refer to page 70 of the [PROS Dedication and Development Criteria Manual](#) for the material requirements. You are currently proposing rip rap which is not an allowable material. River rock and cobble must be sized 1 ½" or less per the manual.
- 6B. Large open areas should be designed with a rock cobble base versus open native seed. See median design within areas such as Arapahoe Road near the intersection with Southlands Parkway.
- 6C. See all comments and notations on the redlines.

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

- 7A. Continue to work with Andy Niquette (aniquett@auroragov.org) on the recordation of easements and right-of-way. Send applications to dedicationproperty@auroragov.org.