

May 20, 2021

Brit Vigil
City of Aurora
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012

RE: Inspiration Trail (#1519462) – Response to Pre-Application Comment Responses

Dear Ms. Vigil:

This letter provides responses to comments provided by the City of Aurora's Development Review Team on March 11, 2021 following the Pre-Application meeting held on February 25, 2021. The format of responses follows the comment letter and responses are provided in bold italics.

STEP I – PLANNING PHASE

Planning and Development Services Department

Key Issues:

Planning: Coordinate with Douglas County to obtain review and approval for the portion of trail within Douglas County. There has already been email correspondence regarding the same and the applicant will be processing a Location & Extent application which will be reviewed and approved by the Douglas County Planning Commission.

RESPONSE: Applicant has attended a L&E Pre-Submittal Meeting with Douglas County and the L&E application submittal is planned for the week of 5/24/21.

Please schedule a neighborhood meeting to get community input on the proposed trail alignment.

RESPONSE: Applicant has conducted community outreach with adjacent property owners and will schedule a neighborhood meeting.

Standards and Issues:

Items 1 – 5B

RESPONSE: Regarding zoning and placetype, land use, development standards, adjustments, and submittal requirements have been reviewed and noted. Currently, the proposed design does not require any use of signs or any adjustments to the development standards or criteria. PDF and CAD submittal standards will be met; a CAD submittal will be made prior to mylar signature and all PDF requirements will meet the City's standards.

Item 5C – Mineral Rights Affidavit

Response: Mineral Rights Affidavit included with submittal.

Pre-Submittal Meeting

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

RESPONSE: Noted

Please note that a separate pre-submittal meeting is required with Real Property for the Subdivision Plat prior to application submittal. Please contact Real Property directly to schedule this meeting.

RESPONSE:

Community Participation & Neighborhood Services Liaison:

RESPONSE: Community involvement and a neighborhood meeting are forthcoming for the project. ICON will coordinate with Scott Campbell after the first submittal has been made and notifications have been sent to adjacent properties to schedule a neighborhood meeting.

Oil and Gas Development

We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site. There may be existing underground pipelines in the right-of-way/s. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information. Should you have any questions about oil and gas development, please reach out to Jeffrey Moore, Manager of the Oil & Gas Division

RESPONSE: ICON has reached out to known gas utility company Kinder Morgan for coordination regarding known gas lines within the project area. A representative of Kinder Morgan was on-site to monitor test hole operations performed by BT Construction and we have received vertical and horizontal location information to aid in the current design of the trail.

Parks, Recreation & Open Space Department (PROS)

Trail Design

Since this trail is part of the Piney Creek Regional Trail system, please ensure that it is designed per PROS regional trail standards for consistency. They can be found within the Dedication and Development Criteria Manual and identify the following:

- Trail width must be 10' with a 2' shoulder on each side.
- Maximum longitudinal slope should be 5% with 2% cross slope to meet ADA standards
- Please continue to work with PROS to ensure continuity in our design and connections.

RESPONSE: The proposed trail has been designed to conform with PROS standards. Per the submitted plans, the trail is 10' in width with 2' shoulders, and is within all slope criteria.

Please note that PROS will not maintain any trail that is outside of the city limits. Please ensure that your site plan and civil plans identify private ownership and maintenance by the Metro District.

RESPONSE: The submitted site plans notes private ownership and maintenance responsibilities by the Inspiration Metro District.

Forestry Division

This site is subject to the Black Forest Ordinance for any ponderosa pine or gamble oak trees that are within City of Aurora limits. It is my understanding that there aren't any trees located within the area where the City of Aurora is constructing the trail. It appears the Metro District portion of the trail is both within and outside city limits. A Tree Protection Plan (TPP) will be required if there are any areas that include the tree species mentioned above within city limits. If the only trees that will be impacted are cottonwoods, willows, etc. tree mitigation per the Tree Preservation Policy will be required. Even though it doesn't look like there are any pine trees in the Metro District area, Forestry will leave the requirements for the ordinance in this set of comments.

RESPONSE: Noted. Several site visits have taken place and none of the protected trees have been identified and no trees are planned for removal because of the trail improvements.

Aurora Water

Key Issues:

No retaining walls are allowed within utility easements.

RESPONSE: A 4' high maximum stacked boulder wall is currently proposed within the Public Service Company of Colorado ROW within Douglas County as well as the Inspiration Metro District and Nash Inspiration Districts within Douglas County. The wall does not cross any Aurora Water utilities.

Grading over existing utilities is to be kept to a minimum. Any grading will be reviewed to ensure proper coverage of utilities remains.

RESPONSE: Noted. All grading has been implemented to minimize cut/fill work while maintaining Aurora's vertical and horizontal design criteria and PROS standards.

Utility Service Requirements:

A Site Plan is required for this project and must show existing and proposed utilities including:

- Public/Private Mains
- Service Lines
- Water Meters
- Fire Suppression Lines
- Fire Hydrants necessary to service your development
- All utility connections in the arterial roadway are required to be bores.

RESPONSE: A site plan has been included that includes all water and sewer service lines/mains based on a survey conducted by City of Aurora as well as Arapahoe County GIS.

Utility Development Fees:

RESPONSE: There are no utilities proposed as part of this project.

Public Works Department

Key Issues:

Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time.

RESPONSE: Noted.

This proposal does not have any trail crossings of public or private roadways.

RESPONSE: Noted.

Engineering Division

Key Issues:

A preliminary drainage report shall be submitted with the site plan. Detention and water quality is required.

RESPONSE: A preliminary letter has been included with the submittal documents. A variance has been requested from the requirement to provide detention as disturbance limits are under 1 acre. Water

Quality for the project shall be achieved via nature of the project being a trail in open space area where densely vegetated hillsides downstream of the trail improvements will act as a permanent Grass Buffer strip.

Any work in the floodplain will require a floodplain permit and a no rise certificate.

RESPONSE: Noted. HEC-RAS modeling has been carried out and will be included in a no-rise certificate that will document pre & post project conditions that will demonstrate that there will be no-rise to pre-project Base Flood Elevations. A floodplain permit will be applied for after acceptance of the drainage letter and no-rise certificate.

Previously approved plans and reports can be found on the city's website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request.

RESPONSE: Noted.

This development will be referred to Mile High Flood District for review and comment.

RESPONSE: Noted.

Improvements

Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.

RESPONSE: Noted. The nature of the project is to provide a regional trail connection within open space area. Currently there are no vertical drops of 30" or greater (the proposed retaining wall that is 4' in height max is proposed on the uphill side of the trail).

Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.

RESPONSE: Noted. The proposed wall has been called out at 4' maximum and is to be a stacked boulder wall to match surrounding walls implemented throughout the Piney Creek trail area. As the wall is to be constructed on the uphill side of the trail, this does not present a safety concern for trail-goers.

ROW/Easements/Plat

Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.

RESPONSE: A license agreement between the Inspiration Metro District and PSCO is currently under way for the portions of the trail that cross the PSCO ROW. No other portions of the trail encroach private property and therefore no other easements are required.

Drainage

Per Section 138-367 of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the city prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved.

RESPONSE: A drainage letter has been included in the submittal documents.

The engineer is responsible for researching and determining if there has been a study by Mile High

Flood District (MHFD) proposing improvements within or adjacent to said development. Any such improvements may be required to be constructed with the subject development. Coordination with MHFD and the city shall be initiated in such case at the master plan level or as soon as determined with any proposed development.

RESPONSE: Noted. No such improvements have been identified.

Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Mile High Flood District (MHFD) has created a spreadsheet form (called SDI Design Data) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the SDI Design Data and uploading to the web portal. Public Works Engineering will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued.

RESPONSE: Noted. A Variance has been requested for the requirement to provide detention as disturbance for the project is under one acre.

Detention of storm drainage is required for this site and shall be incorporated on the site, unless other accommodations are approved by the City Engineer.

RESPONSE: See response above.

Release rate for the detention pond shall be based upon the "Storm Drainage Design and Technical Criteria" Manual, latest revision.

RESPONSE: See response above.

Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over the trail.

RESPONSE: The proposed trail design will not result in any concentrated points of discharge. All uphill tributary areas to the proposed trail will sheet flow across the trail, matching historic conditions.

Fire/Life Safety Comments – Building Division

Key Issue:

Due to the proposed scope of work, Fire/Life Safety has no comments.

RESPONSE: Noted.

Real Property Division

Key Issues:

Dedication of a Trail easement over three properties is needed. Contact Creekside Eagle Bend Metro District, PSCo (Xcel Energy), and Rockinghorse Metro District to establish maintenance responsibilities.

RESPONSE: An easement is not needed on the Creekside Eagle Bend property as all improvements will be constructed outside of these property limits. There is currently a license agreement being drafted between the Inspiration Metro District and PSCO for the portion of the trail within PSCO ROW.

Subdivision Plats:

A subdivision plat is not required at this time

RESPONSE: Noted.

Site Plans:

A Site Plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Real Property Subdivision Plat Checklist.

RESPONSE: Noted. A site plan has been included with the submittal items.

Separate Documents:

A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the city, signed by the property owner as well as the appropriate city officials and recorded with the county.

RESPONSE: Noted.

Offsite easement dedications may be required to make your project work. It's up to the developer to obtain these easements for the city, pay compensation, etc. Dedication documents must be prepared using Real Property specifications which can be found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

RESPONSE:

If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Real Property, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

RESPONSE: No existing easements to be relinquished have been identified at this time.

The developer may need to dedicate new easements and/or street right-of-way on the site. Since a new subdivision plat is not required, these dedications must be done by separate legal document. These legal documents must be prepared using Real Property specifications which are found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about 4-6 weeks to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

RESPONSE: Noted.

Real Property may require a Monumented Field Survey, but we are unable to determine that until we make our first review.

RESPONSE: Noted.

STEP II– CONSTRUCTION DOCUMENT PHASE

Civil Engineering Plans

Prior to submittal of the electronic Civil Construction Plans, the civil consultant must schedule a pre-submittal meeting with Christopher Eravelly at 303.739.7457. One paper set of Civil Plans and Reports is required for this pre-submittal review. Also bring a copy of the pre-application meeting notes and a copy of the submitted site plan, including the landscape plan. At this meeting the Civil Plans shall be reviewed for completeness. A checklist is used to ascertain completeness. The engineer shall fill out the checklist and bring it to the pre-submittal meeting. A pre-submittal meeting will not be scheduled until there are no outstanding comments remaining on the preliminary drainage report/letter.

RESPONSE: Noted.

Civil Construction Document Plan Set generally includes the following plans:

- Stormwater Management Plan
- Final Drainage Plan/Report
- Final Grading Plan

Phasing shown on the Site Plan shall also be represented on the Civil Plan drawings.

RESPONSE: Noted. Civil construction documents will include all required sheets at time of submittal.

Aurora Water

General Requirements:

Utility Plans will be required with the Civil Engineering Plans.

RESPONSE: There are no proposed utilities nor any impacts to existing utilities anticipated as part of this construction project.

Construction Stormwater Quality Requirements

A Stormwater Quality Discharge Permit and Stormwater Management Plan and Report will be required for this project. See the latest revision of the City of Aurora Rules and Regulations Regarding Stormwater Discharges Associated with Construction Activities Manual (SWMP Manual) for more detailed requirements. A Colorado Discharge Permit System (CDPS) permit may be required by the State Health Department if a City of Aurora Stormwater Quality Discharge Permit is required.

RESPONSE: Noted. Plans, Reports and permit will be generated, submitted and applied for at the time of construction document submittal.

A Stormwater Quality Discharge Permit and Stormwater Management Plan and Report may be required for this project if an acre or more of disturbance is anticipated (which includes equipment and material storage areas). See the latest revision of the City of Aurora SWMP Manual for more detailed requirements. A CDPS permit may be required by the State Health Department if a City of Aurora Stormwater Quality Discharge Permit is required.

RESPONSE: Noted. Current design disturbance area is limited to 0.8 acres. It is anticipated that additional area, including material storage, will not break the 1 acre threshold.

CAD Data Submittal Standard: The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the city for signature sets and on capital projects funded by the city. Details of the CAD Data Submittal Standard can be found on the CAD Standards web page.

RESPONSE: Noted. CAD will be submitted when required that meets Aurora's GIS standards for streamlined GIS integration.

Public Works Department

Traffic Division

Place a note on the Construction Site Plan or Grading Plan indicating all construction vehicles (including construction workers' vehicles) shall access the site from roadways identified in construction documents and shall limit impact to the adjacent residential neighborhood(s).

RESPONSE: Required notes shall be included at the time of construction document submittal.

Engineering Division

General Requirements:

All new developments and redevelopments are required to develop and implement a permanent condition Stormwater Management Plan (SWMP) in conjunction with the overall drainage plan for the site. The SWQCP shall be included in and become part of the preliminary and final drainage reports. The SWQCP shall discuss and propose the solutions to permanently enhance the quality of stormwater runoff through the site.

RESPONSE: Noted. SWMP to be submitted at the time of construction document submittal.

The SWMP shall be developed by applying the permanent water quality "best management practices" described in Volume 3 of the USDCM. The SWMP shall be shown in a separate section of the drainage report. Proposed permanent stormwater quality enhancement facilities shall be sized and located on the drainage map (see section 2.42, "Storm Drainage Design and Technical Criteria" manual). The development community is encouraged to use multiple BMPs in creative and non-traditional site design to achieve the water quality objectives.

RESPONSE: Noted.

A drainage easement is required for stormwater quality detention ponds. This easement shall connect to an access easement that ties to public right of way for access to the facilities. These easements shall be executed prior to the approval of the Civil Plans.

RESPONSE: A variance has been requested for the requirement to provide detention as disturbance limits for the project are under one acre. As such, no drainage easements are anticipated.

An Inspection and Maintenance Plan (I and M Plan) shall be developed concurrently with the design of the permanent BMP's and submitted with the final drainage plan and report for approval. See the 2010 Storm Drainage Design & Technical Criteria manual's appendices for direction on preparing an I and M Plan, including the Maintenance Agreement. A signed Maintenance Agreement shall be submitted to the Water Department prior to issuance of a certificate of occupancy, or if no CO, then prior to approval of the Civil plans.

RESPONSE: An I&M plan is not anticipated at this time as a variance to detention is being requested, and the only permanent BMP for this project already exists, being the densely vegetated hillside below the trail improvements that will act as a Grass Buffer.

The civil plans will not be approved until the preliminary drainage report is approved and the plat is ready for recordation.

RESPONSE: Noted.

STEP III- CONSTRUCTION PHASE

Aurora Water

Utility Connection Fees:

RESPONSE: There are no proposed utilities as part of this project.

Public Works Department

Engineering Division

Public improvements shall mean and include, but not by way of limitation, the construction, reconstruction, and improvement of the following:

- bike paths
- storm drainage
- detention and water quality facilities, including necessary structures
- tree plantings and landscaping
- repairs and replacements thereof necessitated by construction activity

RESPONSE: Noted.

Please contact me at 303-221-0802 or sreed@iconeng.com if you have any questions.

Sincerely,

ICON Engineering, Inc.



Scott Reed, PE
Project Manager