

June 24, 2022



Deborah Bickmire
Office of Development Assistance
15151 E. Alameda Parkway
Aurora, Colorado 80012

Re: 56th Avenue Improvements – Responses to Fourth ISP Submittal Comments

Application Number: DA-2285-00
Case Number: 2021-6037-00

Ms. Bickmire,

Thank you for your notes regarding the fourth ISP submittal for the 56th Avenue Improvements. Administrative approval was subsequently received on May 24th, 2022. Provided with this response letter is the technical corrections ISP submittal. The following are staff comments received April 29th, 2022, from the development review team. Olsson Responses are in **GREEN** text.

Planning Department Comments

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.

Noted. One submittal of Windler Subdivision Filing No. 1 has been made and first round of comments have been received from the City.

Landscape

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.

Landscape plans revised accordingly.

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

Plant count errors corrected and checked.

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.

Landscape layout and plan display in ponds revised to address comments.

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.

Hatches adjusted accordingly.

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 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. 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.

Sheet 27 adjusted accordingly.

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 is approved.

Noted.

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

Note was not accurate and was removed.

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

Clarifying note added.

Traffic Engineering

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

Revised study updated storage length to 300' consistent with what is depicted in the ISP.

Aurora Water

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.

Extension will be performed as normal – U-120 outfall redesign to avoid impacts to this line.

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.

U-120 outfall profile submitted to Casey Ballard for review and was discussed in meeting on May 13th. Test holes obtained on site to confirm feasibility of outfall alignment and profile.

Parks, Recreation, and Open Spaces (PROS)

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.

Information added to table.

Real Property

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

Noted.

Regards,



Chris Rolling
Project Manager - Olsson