

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



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August 19, 2022

Ted Laudick  
Colorado International Center Metro District No 7  
450 E 17<sup>th</sup> Street Ste 400  
Denver, CO 80203

**Re: Second Submission Review – Dandelion Draw and No Name Storm ISP – Infrastructure Site Plan**  
Application Number: **DA-1746-35**  
Case Numbers: **2022-6021-00**

Dear Mr. Laudick:

Thank you for your second submission, which we started to process on August 3, 2022. We have 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 and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 2, 2022.

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.

Your estimated Administrative decision date is now tentatively set for September 28, 2022. Please remember that all abutter notices must be sent, and the site notices must be posted, at least 10 days prior to the decision 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 before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7450 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Will Sokol-Silverbluff Companies 18591 E 64<sup>th</sup> Ave Denver CO 80249  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1749-35rev2



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Xcel Energy Comments (Planning)
- Development Fee (Planning)
- Maintenance signage (Traffic)
- Completion of Landscaping (Landscaping)
- Scale (Landscaping)
- Drainage documents to Civil Folder (Public Works)
- Sanitary Sewer Alignments (Aurora Water)
- Channel Dedication (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. The Xcel Energy and MHFD comment letters are attached. Please respond to their questions/comments with your next submission.

#### **2. Completeness and Clarity of the Application**

- 2A. The fee of \$17,642.95 is due. No additional comments or reviews will take place until this fee is paid in full.
- 2B. Second request: Number sheets X of Y. (i.e. 5 of 10)

#### **3. Landscaping Issues** (Kim Kreimeyer / 303-739-7126 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 3A. Update Note 4 on the Cover Sheet to include No Name Pond.
- 3B. This note conflicts with Note 3 on landscape sheet 6. Will landscaping for the channel be installed following the completion of the channel work or upon installation of the water line on 68th Avenue? Please clarify when the landscaping will be installed.
- 3C. Please clarify if the landscaping for the channel is going to be installed following the completion of the channel work or upon the installation of the water line on 68th Avenue. See Cover Sheet Note 4.
- 3D. Add the following note to Sheets 7, 8, and 9 "REFER TO THE LOOP AT HIGHPOINT ISP - CASE NUMBER 2022-6038-00."
- 3E. This is the second time this comment has been made: Staff is unable to adjust the measurement of the plans to a scale of feet and therefore, cannot complete the review. Please set each sheet in the plan set accordingly. Ex. 5.00 Cannot scale the sheet to measure elements in feet.
- 3F. This is the second time this comment has been made: Staff is unable to adjust the measurement of the plans to a scale of feet and therefore, cannot complete the review. Please set each sheet in the plan set accordingly. When the "Change Ratio and Scale" are set to feet, as it is here, the measurement tool does not measure in feet.
- 3G. See additional redline comments.

#### **4. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 4A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **5. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 5A. After the first submittal, only upload the drainage documents to the Civil DR folder. Drainage documents are not reviewed in the Planning DA folder.

### **6. Traffic Engineering** (Steve Gomez/ / [SEGomez@auroragov.org](mailto:SEGomez@auroragov.org) / Comments in amber)

- 6A. Include signage indicating "Maintenance Access Only."

### **7. Aurora Water** (Casey Ballard / 303-739-7382 / [CBAllard@auroragov.org](mailto:CBallard@auroragov.org) / Comments in red)

- 7A. Turning radius is 50 feet. Please include additional path width corners to allow for this turning movement.
- 8B. Update landscape plans to match the latest sanitary sewer alignments.

### **8. PROS** (Alex Grisham / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

- 8A. Approved.

### **9. Real Property** (Andy Niquette / 303-739-7325/ [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / Comments in magenta)

- 9A. Dedicate the channel as a tract or an easement to the City of Aurora. Submit application with exhibits to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org)

### **10. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 10A. See attached letter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

August 16, 2022

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Elizabeth Fuselier

**Re: Dandelion Draw Channel Improvements at High Point – 2<sup>nd</sup> referral  
Case # DA-1746-35**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk is not sure what the comment response "Letter from Public Service has been addressed and is attached for second submission" means for **Dandelion Draw Channel Improvements at High Point**. As a refresh of the previous comments submitted, an engineering review will be necessary for the existing high pressure natural gas *transmission* facilities along the proposed Picadilly Road right-of-way via [https://www.xcelenergy.com/encroachment\\_application](https://www.xcelenergy.com/encroachment_application).

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

Comment response requested.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

## MAINTENANCE ELIGIBILITY PROGRAM (MEP)

### MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10009364
Partner ID:	1612433
MEP Phase:	Referral

**Date:** August 18, 2022  
**To:** **Aurora**  
**Via email**  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	Dandelion Draw and No Name Storm ISP
<b>Location:</b>	Aurora
<b>Drainageway:</b>	Dandelion Draw

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Dandelion Draw and DLD1

We have the following comments to offer:

- 1) Consider if the native prairie mix is appropriate for the EURV/WQ Pond. Would the seed mix need to change in proportion to the distance/frequency of inundation?
- 2) There is uncontained flow within the 100-year HEC-RAS model, please rectify.

**MHFD requires responses to the review comments, please include these responses with any future submittal.**

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Drew Roberts, PE, CFM  
Project Engineer  
Mile High Flood District

