



Planning Division
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August 11, 2020

Ted Laudick
Aurora High Point at DIA Metropolitan District
4100 E Mississippi Avenue, Suite 500
Denver, CO 80246

Re: Second Submission Review: Possum Gully Channel and Pond – Infrastructure Site Plan and Final Plat
Application Number: DA-1746-23
Case Numbers: 2020-6012-00; 2020-3015-00

Dear Mr. Laudick:

Thank you for your second submission, which we received on July 21, 2020. We reviewed it and attached our comments along with this cover letter. This letter contains comments from all city departments and outside agencies.

Since many important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission at your convenience.

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 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner, City of Aurora
Planning and Development Services Department

cc: Ryan Byrne, Martin Martin Consulting Engineers, 12499 W Colfax Avenue, Lakewood, CO 80215
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1746-23rev2.rtf



Second Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. Please update the Letter of Introduction to address redline comments.

1B. As a general comment, the Preliminary Plat and Subdivision Final Plat must encompass the same area. There are areas included within the Preliminary Plat that aren't being platted with this Final Plat, and there are areas proposed to be platted with the Final Plat that are outside the scope of this project.

1C. Per the UDO, "a Major Subdivision Final Plat shall only be approved if it is generally consistent with the approved Preliminary Plat and meets all conditions on the Preliminary Plat approval." Preliminary Plats have not been submitted for the areas currently shown as Lots 1 and 2, Block 1 south of 64th Avenue and Lots 1 and 2, Block 1, Lots 1 and 2, Block 2, and Lot 1, Block 3 north of 64th Avenue. Therefore, they should not be platted as part of this application. They are outside of the scope of the Possum Gully channel and pond and should therefore be removed with the next submittal. Denali Street also shouldn't be shown in the Final Plat for this same reason.

1D. The Possum Gully channel south of 64th Avenue should be platted as part of this application, not part of the Hyde Industrial application, since it is within this Preliminary Plat. Please update with the next submittal.

1E. Cottontail Run should be included as part of the Preliminary Plat per comments from Civil Engineering and Aurora Water.

1F. Additional coordination regarding the street connection across Possum Gully is needed. The location of that crossing will impact the Preliminary Plat and potentially the landscaping and open space areas. This item should not be deferred until a later date as stated in the response letter.

1G. Please revise the title of the Preliminary Plat to be "Possum Gully Channel and Pond – Preliminary Plat." Per direction received from the Planning Director, we are no longer using the term "Infrastructure Site Plan" and the title should not be High Point East because it is too vague. Please update on all sheets and documents.

1H. Update the sheet numbering to be in sequential order (i.e. 1, 2, 3, 4, etc.) instead of how they are numbered currently.

1I. Please add another Signature Block on the Preliminary Plat and Final Plat because there are two property owners within the Possum Gully channel tract. Both parties will need to sign the documents. In addition, both owners should be noted on the Cover Sheet of the Preliminary Plat.

1J. As a reminder, the city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your final Infrastructure Site Plan and Subdivision Plat mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email the .DWG file to your Case Manager before submitting your final mylars.

2. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet L1.01

2A. Update the City of Aurora notes per redline comments.

2B. Update the plant schedule. Ornamental grasses in the curbside landscape shall be 5-gallon at time of installation.

2C. Update the curbside landscaping table per redline comments.



Sheet L2.00

2D. Include the streetlights on the Landscape Plan and add the symbology in the Legend.

2E. Why isn't landscaping included for the northern portion of the channel? It should be provided with the next submittal.

2F. For the Key Map, turn off the grading and make the sheet representation more visible.

2G. Ensure that the streetscape layout accounts for the maintenance access points.

Sheet L2.02

2H. Shift trees outside of the easement.

Sheet L2.04

2I. Update the note for the landscaping within 64th Avenue to: "Refer to 64th Avenue Improvements E-470 to Jackson Gap – Preliminary Plat (CN 2019-6049-00)".

Sheet L2.06

2J. Landscaping should be provided with the Cottontail Run channel.

Sheet L3.00

2K. Where on the plans are benches being provided? Please clarify.

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

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

3B. The open space area noted on Sheet 2 is required with development in these Planning Areas.

3C. Cottontail Run needs to be included in this Preliminary Plat.

3D. Show and label the tract boundary on all sheets.

3E. Show and label tract boundaries and easements.

3F. Show and label the drainage easement. An access easement is required from the drainage easement to a public right-of-way.

3G. Per the Roadway Manual, a minimum radius without driveways for turnaround is 45'. Indicate the shoulder.

3H. Add a note indicating that street lights shown are conceptual and that final locations are determined by a photometric analysis submitted with the Street Lighting Plan in the Civil Plan submittal.

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

4A. Clarify why there is no outlet structure provided for the regional pond.

4B. The grading needs to be adjusted to account for the proposed maintenance path on Sheet 5.

4C. An access path to the bottom of the channel is missing. Include all access channels to ensure no landscaping is placed on top of them.

4D. Why was Cottontail Run removed from the project with this submittal?



5. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

5A. Double the number of pounds per acre in the enhanced mix only. The current proposal includes significantly less than what PROS typically utilizes.

5B. Add 1 lb. per acre of Arkansas Valley Perennial Wildflower Mix (or equivalent) and 1 lb. per acre of Arkansas Valley Western Wildflower Mix (or equivalent). Use this within 25' of the low flow channel.

5C. PROS recommends replacing the upland mix with our Midgrass Prairie Mix (see attachment) and adding 1 lb. per acre of the Arkansas Valley Perennial Wildflower Mix. Ours is a bit more diverse and also contains a lower percentage of buffalo grass. It may be more successful and require less maintenance in this location.

5D. Ensure benches are at least 2' off the edge of the trail for maintenance access purposes.

5E. Note the locations of lighting and trash receptacles.

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

6A. Address all redline comments on the Final Plat(s) and Preliminary Plat. The two Final Plats should either be separated into different filings or combined into a single filing.

6B. Provide all items that are requested on the Cover Sheet of the Final Plat.

6C. Ensure that the Preliminary Plat and Final Plat are consistent throughout.

7. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

7A. Because the acreage of the Plat(s) will be changing based on other review comments, the Storm Drainage Development Fees will be determined with a later submission.

8. Mile High Flood District (Morgan Lynch / 303-455-6277 / mlynch@udfed.org)

8A. See the attached comment letter.

Mixture 2 - Mid-grass Prairie

For uplands, including slopes and prairie swales on sandy loam to clay loam soils, best with 2.0-3.5%+ organic matter. This mixture includes mid stature grasses and wildflowers. Seeding rate is 30 PLS lbs/acre. Cross drill or broadcast seed and harrow, mulch. Follow seeding specifications. Plant heights are mostly <20 inches.

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
GRASSES					
Buffalograss	<i>Buchloe dactyloides</i>	X	Sharp's	4	
Sideoats grama*	<i>Bouteloua curtipendula</i>	X	Butte	6	
Blue grama*	<i>Chondrosum gracile</i>	X	Hachita	4	
Junegrass	<i>Koeleria cristata</i>	X	Native	1	
Western wheatgrass*	<i>Pascopyrum smithii</i>	X	Ariba	7	
Little bluestem*	<i>Schizachyrium scoparium</i>	X	Blaze	2	
Sand dropseed*	<i>Sporobolus cryptandrus</i>	X	Native	1	
Green needlegrass	<i>Stipa viridula</i> (aka <i>Nasella</i>)	X	Lordom	5	
TOTAL POUNDS PLS / ACRE				30	
OPTIONAL WILDFLOWERS					
Fringed sage	<i>Artemisia frigida</i>	X	Native		1
Smooth aster	<i>Aster laevis</i>	X	Native		2
White Yarrow	<i>Achillea lanuginosa</i>	X	Native		1
Louisiana sage	<i>Artemisia ludoviciana</i>	X	Native		1
Blanketflower	<i>Gaillardia aristata</i>	X	Native		4
Showy goldeneye	<i>Heliomeris multiflora</i> (aka <i>Viguiera</i>)	X	Native		2
Showy locoweed	<i>Oxytropis lambertii</i>	X	Native		2
Silky locoweed	<i>Oxytropis sericea</i>	X	Native		2
Sidebells penstemon	<i>Penstemon secundiflora</i>	X	Native		2
Wand penstemon	<i>Penstemon virgatus</i>	X	Native		2
Scarlet globemallow	<i>Sphaeralcea coccinea</i>	X	Native		3
*always include these key species, maintain at least a 30 lbs/acre rate for mix					
** 1/4 lbs minimum per species order					

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	107883
Submittal ID:	10005016
Partner ID:	1444279
MEP Phase:	Referral

Date: August 6, 2020
To: Sarah Wile
Via email
RE: MHFD Referral Review Comments

Project Name:	High Point East Possum Gully Channel and Pond (Aurora Project Number 1444279)
Location:	Aurora
Drainageway:	Possum Gully

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:

- Landscape plans

We have the following comments to offer:

- 1) In order for MHFD to provide final acceptance for maintenance eligibility, we require that vegetation in the channel be fully established. Based on the landscaping plans provided in this submittal, we have concerns that the locations identified for wetland seeding or willow stakes will not see enough water in the next few years to support healthy self-sustaining vegetation. Many wetland areas shown on the plans are located outside of the low flow channel, and it is unlikely that there would be enough of a base flow to support wetland vegetation that's two feet or more above the channel invert. We suggest revisiting the planting plan as relates to the areas of wetland seeding and plantings – some of these areas may be more likely to vegetate with upland seeding and plantings.
- 2) Please confirm that the proposed seed mixes are appropriate given the specific site soils we are working with. The USDCM Volume 2, Chapter 13 has guidance on vegetation that may be helpful.
- 3) Please provide information related to the approach to soil preparation and amendment. Is this approach based on site soil tests?
- 4) The active (bankfull) channel doesn't appear to show any seeding. This creek doesn't have much water in it today, so I would expect to see some seeding within the active channel. There isn't a discernible baseflow today, and there may not be until the entire upstream watershed fully develops.

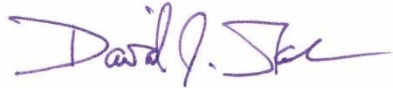


Project Name: HIGH POINT EAST POSSUM GULLY CHANNEL AND POND
MEP ID: 107883/10005016
Date: 8/6/20

Mile High Flood Control District (MHFD)
MEP Referral Review Comments

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

Sincerely,



David Skuodas, PE, CFM, LEED AP
Watershed Manager
Mile High Flood District