



October 15, 2021

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

Re: 56th Avenue Improvements – Responses to First ISP Submittal Comments
Application Number: DA-2285-00
Case Number: 2021-6037-00

Ms. Bickmire,

Thank you for your notes regarding the first ISP submittal for the 56th Avenue Improvements. The following are staff comments received September 17th, 2021, from the development review team. Olsson Responses are in **GREEN** text.

In addition to addressing City comments, Olsson has made the following changes to the submittal document that are worth noting:

- To increase the clarity of the application, a subset of “Grading & Utility” sheets were added to depict and annotate proposed grading, existing grading, proposed utilities, and existing utilities. The annotation for these items was removed from the “Roadway” sheets.
- The intersection configurations were revised in several places to match both the Harvest Mile and Windler Master TIS’. This includes the use of protected ‘T’ intersections.

Planning Department Comments

Community Questions, Comments, and Concerns

1A. Referrals were sent to 6 adjacent property owners, 9 outside agencies, and 1 neighborhood organization. No comments were received from adjacent property owners. Comments were received from 6 outside agencies.

Noted.

Zoning and Lane Use Comments

2A. Provide letters of authorization from applicable property owners.

Authorization letters from property owners on both the north and south side of 56th Avenue provided.

2B. The proposed road section and right-of-way are not consistent with NEATS. Resubmittal will not be accepted without further discussion of this matter.

A meeting was held with City staff on 10/8/21 to discuss this matter. It was determined at that meeting that 84’ of right-of-way would be provided on the south side of the section line but only one 10’ shared use path would be constructed in lieu of the separated paths. The right-of-way would be provided to the City for future construction of separated bikeway and sidewalk facilities. The typical section for 56th Avenue in this resubmittal reflects what was agreed to. Additionally, the section on the north side of 56th Avenue was revised to be consistent with what was depicted in the Harvest Mile public improvement plan (separated bikeway and sidewalk facilities).

2C. Revise the letter of introduction to include a discussion on how the proposed application meets the UDO approval criteria for a minor site plan and addresses all comments.

Letter of introduction revised to discuss the application in the context of UDO approval criteria.

2D. Add signature block for all underlying property owners.

Signature block added for property owner on north and property owner on south side of 56th Avenue.

2E. The proposed site plan is for improvements to the 56th Avenue corridor, remove "Windler" from title.

Removed.

2F. An invoice for \$18,880.00 was sent on August 19, 2021. Please ensure the fees are paid prior to making the second submittal.

Noted.

Transportation Planning

3A. NEATS designates 56th Avenue as a primary bike route. Separated bike lanes should be reflected on both sides of 56th Avenue.

Separated bike lanes added to the north side of 56th Avenue to be consistent with NEATS and the Harvest Mile public improvement plan. Per meeting held with City staff on 10/8/21, it was determined that separated bike lanes would not be provided on the south side of 56th Avenue and that the right-of-way necessary for their future construction would be provided instead.

Completeness and Clarity of the Application

4A. Add signature block for all underlying property owners.

Comment addressed in response to 2D.

4B. Include a site data block on the cover sheet.

Site data information added to the cover sheet.

4C. Add the names of all property owners to the cover sheet as well as the name of the Landscape Architect.

Property owner and landscape architect information added to the cover sheet.

4D. Adams County requires mylars printed at 18"x24", please make sure plans are sized correctly.

Noted. If Adams County requests mylars of this ISP submittal it will be provided in 18" x 24" format scaled from original. The ISP submittal is in 22" x 34" / 24" x 36" format consistent with Aurora standards.

4E. Remove all construction and contractor notes.

Construction and contractor notes removed from cover.

4F. Titleblock information should match the site plan title.

Updated to match.

4G. Revise references to “Gun Club Road” to “Denali Street”.

Gun Club Road changed to Denali Street.

4H. Revise the key map to reference all sheets, label E-470 and Harvest Road.

Key map revised and enhanced.

4I. Increase the font size of the matchline sheet labels and make sure all sheets are referenced.

Visibility of match line labels improved.

4J. Revise the key map on sheets 9-11 to only show existing streets and proposed major streets, remove all local streets.

Local streets removed from key map.

4K. The sight distance lines on the landscape plans will not show up when the plans are printed on mylar. Ensure they will be bold and distinct in black and white.

Sight triangles changed to be bold, black lines without any color.

4L. Fiber optic in curbside shall not preclude the installation of the required landscape.

This note was added to the typical sections.

Landscape

5A. A full landscape review cannot be completed because there is too much required information missing. Please review the pre-application notes carefully prior to the next submittal.

See updated plans for required information and changes.

5B. Plant schedule is missing the plant key labels, plant totals, size, etc.

Plant Legend updated to include requested information.

5C. The landscape requirements tables and standard landscape notes are missing.

Requirements table and landscape notes have been added to plans.

5D. Add detention pond landscaping.

Detention pond landscaping has been added to plans.

5E. Add dimensions to the curbside landscape areas. Any areas that are less than 10' wide must be specifically called out on the plan and added to the landscape requirement table to show compliance with the specific landscape requirement. Curbside landscape shall be installed and maintained by the adjacent property.

Added to plans. Street buffer landscape will be installed and maintained by adjacent site.

5F. Add sheet numbers and outlines to the vicinity map for reference.

Added to plans.

5G. Add a note on each sheet or in the landscape notes that clearly identifies who is responsible for the installation and maintenance of the curbside landscaping and medians.

Added to plans.

5H. Include a note on each sheet or in the landscape notes that states the street frontage landscape buffer requirement shall be installed with each adjacent site plan.

Added to plans.

5I. The street tree layout within the curbside landscape should have a more uniform placement with the intention to create a continuous street edge.

Street tree design has been revised to create a more continuous street edge. Amount of species has also been decreased to create a cohesive theme.

5J. Please shrink the size of the tree plant symbols to match what is shown on the plan. Slightly smaller is okay.

Plant Legend updated to correctly match.

5K. Match the hatch scale used in the legend to the scale on the plan.

Plant Legend updated to correctly match.

5L. Increase the size of the plant labels to match other sheet labels.

Plant labels increased to correct scale.

5M. Move the "Not For Construction" label(s) to more visible location(s).

"Not For Construction" label moved to more prominent location.

Referral Comments from Other Departments and Agencies

Civil Engineering

6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Noted.

6B. Add the required Site Plan Notes. Also add the notes provided on the cover sheet of the redlines.

Site plan notes added in accordance with redline markups.

6C. Separated bike lanes are required per the Fulewider Public Improvement Plan (PIP).

Separated bike lanes added to the north side of 56th Avenue to be consistent with NEATS and the Harvest Mile public improvement plan. Per meeting held with City staff on 10/8/21, it was determined that separated bike lanes would not be provided on the south side of 56th Avenue and that the right-of-way necessary for their future construction would be provided instead.

6D. Remove pavement details. The pavement design will be per the pavement report.

Pavement details removed.

6E. Show and label sight triangles.

Sight triangles added to roadway plans.

6F. Add additional contour labels, slope labels (existing and proposed) and the longitudinal slopes in the roadway.

Added.

6G. For both of the ponds:

- Show and label drainage easement(s).
- Show and label pond maintenance access to the pond bottom, as well as the top of the outlet structure.
- Show and label the access easement from the drainage easement to right-of-way.
- Show and label the 100-year water surface elevation.
- Indicate the direction of emergency overflow.

Completed.

6H. The maximum side slope in a pond is 4:1. The minimum slope in the bottom of the pond is 2%.

Completed.

6I. Add a detail for Temporary Ponds A and B, including grading and typical pond details listed in item 6G above.

Completed.

6J. Show and label detention ponds, maintenance access to ponds, 100-yr WSEL, and proposed/existing storm, on applicable sheets, including landscape sheets.

Completed.

Traffic Engineering

7A. The Windler and Fulenwider (Harvest Mile) traffic studies are currently under review. Changes may be necessary pending future review comments.

Noted.

7B. Add the note provided on the cover sheet and revise Note 3 with the language provided on the redlines.

Note added and language for existing note revised.

7C. Show shading or hatching in plan view to clearly denote the area that the auxiliary lane deferral applies to.

Hatching and labels added to indicate deferred auxiliary lanes.

7D. Show and label pond maintenance access, drainage easement, and access easement from drainage easement to right-of-way.

Completed.

7E. Add a note that street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.

Added to cover sheet notes.

7F. Add a note to indicate whether the storm sewer will be public or private and by whom it will be maintained.

Callouts and notes added indicating this information.

7G. Show and label storm sewer structures.

Proposed storm sewer structures shown and labeled.

7H. Revise striping to show the ultimate condition for the site plan review process. Interim conditions will be reviewed during the civil plan review.

Ultimate striping depicted on roadway plan sheets. Note added indicating such.

7I. Advisory note: Ensure interim northbound and southbound left turn movements do not conflict. SB movements removed at all intersection besides Denali and Harvest. Truck turning exhibits provided.

7J. Provide traffic signalization easements as noted for all future signalized locations.

Added for all intersections expected to be signalized in the future except Drive 1 where the existing ROW should be adequate for signal maintenance.

7K. Provide crosswalk striping at all side street/access connections.

Crosswalk striping added.

7L. Call out all turn lane taper lengths and ensure that turn lane taper rates are 13.5:1 on 56th Avenue.

Turn lane taper ratios notated on the plans. Right turn bay tapers modified to 13.5:1. Left turn bay tapers left as is in accordance with official City of Aurora standard S2.1.

7M. Run turning templates for all intersections & review thru-lane geometry for conformance with City standard.

Turning templates performed for turning movements at the proposed intersections. Dedicated turning template exhibits provided with the re-submission.

7N. Sheet 5 comments:

- Clearly show the area identified in the phasing notes, that have omitted auxiliary lanes. To avoid rework, is it possible to build sidewalks in their ultimate location in this area?
Added. Sidewalk also moved to accommodate probable locations of future auxiliary lanes. Light poles and fire hydrants moved to ultimate location.
- Access on north side of right-of-way is not studied in the Fulewider TIS. Where does the auxiliary lane and storage recommendation come from? Please remove.
All access points, except for site driveway, removed from the north side of 56th Avenue.
- Typical sections show a 156' ROW, please confirm.
Per meeting with City of Aurora staff on 10/8, right of way section changed to 168'.
- Remove the access point on the south side of 56th Avenue, it was not studied in the MTIS. It should be added when detailed TIS and internal site plans are developed.
Access points not studied in the MTIS removed.
- Reduce ramp widths to match existing widths at the refuge islands. Defer full width 10' ramp to when E-470 interchange is built.
Ramp widths updated.

7M. Sheet 6 comments:

- Fulenwider TIS shows 125' of storage. Windler MTIS shows 100' of storage. Is this continuous right turn lane necessary?
Revised to updated recommendations from most recent Windler MTIS.
- Windler MTIS indicates 100' storage for the EB left turn lane at Gun Club intersection. Harvest Mile TIS Shows minimum required 200' dual lefts. Please coordinate.
Revised to updated recommendations from most recent Windler MTIS.

7N. Sheet 7 comments:

- Remove access locations noted on the redlines, that were not included in the traffic reports.
Access points not studied in the MTIS removed.
- The Drive 3 intersection (intersection 4) in the Windler MTIS shows a T intersection with lefts permitted out of the Windler development. Please coordinate and update naming and language to match the MTIS.
Updated.
- Provide vehicle turn templates. It appears that there may be a conflict with the proposed median layout. The median area and/or curb radii may need to be modified.
Turning templates performed for turning movements at the proposed intersections. Dedicated turning template exhibits provided with the re-submission. No conflicts observed.
- Call out the storage length per the Windler MTIS.
Revised to updated recommendations from most recent Windler MTIS.
- Add one-way signs in median.
One-way signs no longer required as no right in, right out intersections are present along the corridor.

7O. Sheet 8 comments:

- Call out eastbound left storage length. Fulenwider TIS shows 375' triple lefts. Windler MTIS shows 250' triple lefts. Please coordinate.
Revised to updated recommendations from most recent Windler MTIS.
- TIS comments ask for alternative intersection design ask for alternative intersection design in to avoid triple lefts. Expect forthcoming changes. Per previous discussions, should this intersection be designed as a CFI?
Per conversations between the City of Aurora and the 56th Avenue / Harvest Road ownership group (L.C. Fulenwider, GVP Windler, Porteos, OPUS) a CFI will not be considered at this time and a standard intersection is the preferred alternative.
- Fulenwider TIS shows 375' of storage eastbound at Harvest Road. Windler MTIS shows 150'. Please coordinate.
Revised to updated recommendations from most recent Windler MTIS.

- Remove access location noted on the redlines.
Access points not studied in the MTIS removed.
- Provide traffic signalization easements (from PT to PT of right-of-way radius) on each corner of the Harvest/56th Avenue intersection.
Traffic signal easements added. Most easements will need to be provided by others.
- Defer construction of the ramp in the southwest quadrant of the Harvest/56th Avenue intersection until sidewalk and ramps are constructed on the southeast side of the intersection.
Updated.

7P. Add street name signs to stop signs.

Street name signs added.

7Q. Move all sight triangles back to stop location.

Sight triangles moved back to stop bar location and drawn in accordance with Aurora standards.

7R. A complete review of plantings within sight triangles could not be completed due to the triangles being in incorrect locations and lack of planting abbreviations in the schedule. When sight triangles are modified please ensure that plantings within the triangles conform with COA section 4.04.2.10.

Noted.

7S. Provide plant abbreviations in the planting schedule.

Aurora Water

8A. Access is required to the bottom of detention pond(s), forebay, and to the top of any outlet structure(s).

Access to these locations provided.

8B. Identify the size of the water main extension.

Water main extension labeled.

8C. Label existing utilities, connection(s) to the existing 24-inch main.

Existing and proposed utilities labeled.

8D. The stub near station 432+00 is being discussed with the project engineer overseeing Aurora Water's 36-inch main extension. Additional comments will be emailed to the applicant.

No additional information provided.

8E. Advisory comment: Additional lead time for wet taps on a large diameter PVC main is required. This is just advisory, and nothing needs to be added to the plans to address this comment.

Noted.

8F. Include hydrant symbols in the legend.

Hydrants added to the legend.

8G. The Fulenwider MUS is showing an 18-inch sanitary main along 56th Avenue to serve the Windler property.

15-inch sanitary main required per the Windler MUS using accurate site and land use data.

8H. How long will landscaped areas be irrigated?

Areas where landscaping requires irrigation will be irrigated permanently.

8I. Include proposed utility features on the landscape plans. This is to ensure items like hydrants and manholes do not interfere with landscape placement.

Proposed utilities added to the landscaping plans.

Parks, Recreation, and Open Spaces (PROS)

9A. It is unclear if this is the full right of way for 56th including the required median landscaping associated with final right-of-way build out. Note as shown, these are not eligible for PROS maintenance and any landscaping would need to be privately maintained.

This project will construct the full width of 56th Avenue from E-470 to Harvest Road. Medians landscaping is per Aurora xeric standards for Aurora PROS maintenance eligibility.

9B. If the medians are intended to be PROS maintained, please refer to the PROS Dedication and Development Criteria Manual for design requirements.

- Note that any PROS maintained medians still require a 3-year maintenance and warranty period in which hand (truck) watering is also required.
- PROS requires xeric medians which may not include any irrigation or trees and has a select plant palette including rock, cobble and boulder requirements.
- PROS will only maintain medians within 6 lane major arterials in which the median width meets the standard 26'.
- Should you want to maintain the design as shown, you would need to enter into an IGA for private maintenance of the medians. This is recommended and supported by PROS.

Medians to be PROS maintained.

9C. Please coordinate with PROS before your next submittal on the intent for the medians.

Coordination with Michelle Teller occurred prior to this resubmittal.

Life Safety

10A. Provide a Site Data table.

Site data table added.

10B. Add the notes provided on the redlines.

Notes added.

10C. Will this site project be phased? If so, in order to ensure the timely implementation and a better understanding the points of access and looped water supply during each phase. Provide a brief narrative that identifies the phasing of access and water lines, and if adjacent filings will impact the connection of water lines and access. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

Project will not be phased beyond that which is required from a traffic control perspective to construct the roadway.

10D. Add the proposed hydrant symbol to the illustration and legend.

Comment addressed in response to 8F.

10E. Show and label fire hydrants on the landscape plans.

Labeled.

10F. Add the note provided on Sheet 12 of the redlines.

Added.

Real Property

11A. Add a legal description for the site plan.

This is not possible for a roadway within public right of way.

11B. Add the standard notes provided on the redlines.

Added.

11C. Contact Andy Niquette (aniquett@auroragov.org) to start right-of-way and easement dedications. Please note that the Site Plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Andy was contacted via email on 9/28 and no response has been received to date.

Xcel Energy

12A. Please be aware PSCo owns and operates existing underground electric distribution facilities within the proposed project area. Please be advised that any subsequent change of grade to original installation depths may render current required depths incorrect. Should there be grading changes over the, PSCo approval is required. Care must be exercised around exposed facilities to help avoid extreme hazards.

Noted.

The property owner/developer/contractor must complete the application process for modification to any existing facilities via xcelenergy.com/InstallAndConnect.

Noted.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Noted.

Adams County

No Comments.

Denver CCD/DOTI

No Comments.

DEN Planning

No Comments.

E-470 Highway Authority

16A. At this time E-470 Public Highway Authority has the below listed comments. Please advise if we can be of further assistance.

- Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
Noted.
- A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
Noted.
- Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
Noted.
- An E-470 ownership map is attached for reference, our fiber is shown as well on this map.
Noted.
- Clearly identify the E-470 ROW and MUE on all applicable sheets.
Noted.
- Minimum spacing of 660' required from the E-470 ramp to the full movement intersection to the east.
This minimum spacing is provided.
- Tree plantings aren't allowed near the E-470 fiber lines.
Noted. No trees near fiber lines.
- Any disturbance within E-470 ROW/MUE will need to be revegetated with an E-470 approved seed mix.
Noted.
- Any fencing disturbed will need to be replaced meeting E-470 specifications.
Noted.
- Any survey monuments disturbed will need to be replaced meeting E-470 specifications.
Noted.
- A comment/response document would be helpful to track the revisions to each submittal.
This document serves as the comment response memo for first submittal comments.
- Additional comments will be issued as design progresses.
Noted.

RTD

No Comments.

Regards,



Chris Rolling
Project Manager - Olsson