

December 9, 2022

Liz Fuselier
City of Aurora – Planning Division
15151 East Alameda Parkway, Suite 2300
Aurora, Colorado 80012

Re: High Point EAST – Dandelion Draw
Martin/Martin, Inc. Project No.: 19.1043.C.19
City of Aurora – Planning Division Project No.: 2022-6021-00

GENERAL COMMENTS AND RESPONSES

Kim Kreimeyer – Landscaping Issues:

C1A: Remove the sentence referring to curbside landscaping. The curbside landscaping is not part of this application. It should be included in the E 68 Avenue Infrastructure Plan.

R1A: *Sentence has been removed.*

C1B: Sheet 2: Regional Pond DLD1? Pond P67? Please add "CN 2022-6038-00" to this label. No Name Storm?

R1B: *Names have been clarified and case number added accordingly.*

C1C: Sheet 3: Please add "CN 2022-6038-00" to this label

R1C: *Label has been added.*

C1D: Sheet 6: Add an additional column for the description of each plant, e.g., PO DL, YU GL, as shown on Sheets 8, 9, and 10. Need to match note 4 on cover sheet and use the same pond name. Increase sizes of the deciduous trees. 480 shrubs required 456 provided. 73 trees required 71 provided. 48 trees required for Dandelion Draw.

R1D: *Columns have been added to the schedules and legends. Note 4 has been changed to match cover sheet and pond naming has been updated. Tree sizes have been increased to 2.5 inches.*

C1E: Staff calculated the following for the ponds and tree/shrub requirements.

$484,051 - 276,184 + 15,723 = 192,144$

$192,144 / 4,000 = 48$ Trees and 480 Shrubs for Dandelion Draw.

Please revise the Landscape Table accordingly.

R1E: *Shrub and tree counts have been updated in the landscape table based on City staffs' calculation method and the latest site changes. Shrubs and trees have been adjusted in the plan to meet updated requirements.*



C1F: Sheet 7+ 10: Add a note with the water quality pond name and case number (CN 2020-6038-00) for these ponds.

R1F: *Notes have been added accordingly.*

C1G: Sheet 11: Add a note with the water quality pond name and case number (CN 2020-6038-00) for these ponds.

R1G: *Notes have been added accordingly.*

C1H: See additional smaller redline comments.

R1H: *Comments have been addressed.*

Phil Turner – Addressing

C2A: 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.

R2A: *Comment noted. CAD submittal will be completed once mylars are requested.*

Kristin Tanabe – Civil Engineering

C3A: The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

R3A: *Comment noted. Thank you.*

C3B: The ISP for 68th Avenue must be approved or ready to be approved prior to the approval of this plan set. Typical

R3B: *Comment noted. Thank you.*

C3C: Per drainage comments indicate whether the pond is public and who will maintain it.

R3C: *Notes have been added to the ISP indicating ownership and maintenance responsibilities.*

Dean Kaiser – Traffic Engineering

C4A: No official roadways are being installed. There is a need for sight triangles at both 'trail' accesses to the proposed 68th Avenue. May need 'No Unauthorized Vehicles' signs.

R4A: *Sight triangles have been established for the maintenance access trail connection at ROW. Signage indicating "Maintenance Access Only" are now shown on the drawings.*

C4B: Sheet 3: Sight Triangles need to be identified for this access.

R4B: *Sight triangles have been established for the maintenance access trail connection at ROW.*



Casey Ballard – Aurora Water

C5A: No additional comments at this time. Holding approval until other departments have signed off on the ISP.

R5A: *Comment noted. Thank you.*

Real Property – Andy Niquette

C6A: Dedicate the channel as a Tract or an easement to the City. Submit the application with exhibits to dedicationproperty@auroragov.org. Second request.

R6A: *Comment noted. Thank you.*

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ryan Byrne'.

Ryan Byrne, PE, CFM, LEED AP
Associate

December 9, 2022

Drew Roberts
Mile High Flood District
2480 West 26th Avenue, Suite 156-B
Denver, Colorado 80211

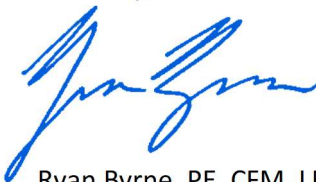
Re: High Point EAST – Dandelion Draw
Martin/Martin, Inc. Project No.: 19.1043.C.19
Mile High Flood District Project No.: 106325/10009942

GENERAL COMMENTS AND RESPONSES

- C1: The ISP seems to indicate that the emergency spillway would activate in the 100-year event at 148cfs. Please clarify if the emergency spillway activates in the 100-year event.
- R1: *Per City of Aurora criteria, MEP eligible detention facilities can be designed to convey the 100-year detained discharge. The DLD1 spillway does not activate unless the proposed outlet structure fails or during an event that exceeds the freeboard depth of the proposed detention facility.***
- C2: Per our discussion, please extend the riprap on the downstream roadway embankment to cover the full spillway width.
- R2: *Riprap extended to cover full E. 68th roadway emergency spillway.***
- C3: Will maintenance crews be able to access the WQ ponds?
- R3: *Pond P67 will be privately and owned by the Colorado Center Metropolitan District No. 7 metro and will be within a proposed drainage easement dedicated to the City of Aurora. Pond DLD1 drainage tract has been revised to include berm on east side and includes maintenance access path to the west.***
- C4: The Dandelion Draw drainage tract appears to cut out a portion of the pond berm on the east side of the site, will maintenance crews or future projects be able to access this area if needed?
- R4: *Dandelion Draw drainage tract has been revised to fully include pond berm.***

Please do not hesitate to contact me with any questions.

Sincerely,



Ryan Byrne, PE, CFM, LEED AP
Associate