

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



December 7, 2021

Gregg Johnson
HM Metropolitan District No. 1
8390 E Crescent Pkwy, Ste 300
Greenwood Village, CO 80111

Re: Second Submission Review – 56th Avenue - Infrastructure Site Plan
Application Number: DA-2285-00
Case Number: 2021-6037-00

Dear Mr. Johnson:

Thank you for your submission. We 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.

Several important issues still remain that need to be resolved prior to resubmittal. Please contact me to schedule a follow-up meeting with Public Works and Transportation Planning to discuss the proposed right-of-way width and street section. Following this meeting, please revise your work and send us a new submission, by Monday, December 27, 2021.

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 303-739-7261.

Sincerely,

A handwritten signature in cursive script, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Chris Rolling – Olsson, 880 Fall River Dr Loveland CO 80538
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\2285-00rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Separated bike lanes are required on both sides of 56th Avenue (Transportation Planning)
- Add slope labels, show pond access to the street (Public Works)
- Revise errors with plant counts, curbside landscape design and requirement table (Landscaping)
- Revise taper length, call-out all pavement markings and lane widths (Traffic)
- Provide median landscape (PROS)
- Provide access to pond structures (Water)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

1A. The October 8, 2021 meeting between the applicant and city staff did not agree to a right-of-way width or street section that differed from the approved NEATS section. Several options were discussed, however, Public Works wanted to look at the terms of all applicable annexation agreements. Please work with your case manager to schedule a follow-up meeting with Public Works and Transportation Planning.

1B. Two property owners are identified on the cover sheet; however, six owners are listed on Sheet 25. The boundary of the site plan needs to be clarified, as well as the ownership.

1C. Revise the Letter of Introduction to address the redline comments and to discuss how the proposed site plan meets the approval criteria for a minor site plan found in code Section 146-5.4.3.B.3.c.

2. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org / Comments in bright teal)

2A. NEATS designates 56th Avenue as a primary bike route (pg. 69). Separated bike lanes should be reflected on both the north and south sides of 56th Avenue.

3. Completeness and Clarity of the Application

3A. Provide a Legal Description for the ISP boundary and make sure it is clearly illustrated on the plans.

3B. Add the acreage of the ISP area, not the disturbance area. The sum of the areas in the Site Data should equal the site area.

3C. Revise the linework for existing and proposed features so they are easier to differentiate.

4. Landscape (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in teal)

4A. A full landscape review was not completed due to the many errors found on this first page with wrong plant counts and inaccurate curbside landscape design and requirement table. Many of the comments can be applied to all the landscape sheets. Please double check and correct all new and previous comments to ensure that the landscape review process will not continue to be delayed. Please contact me directly if you have questions on our landscape requirements.

4B. For each adjacent detention pond along 56th Avenue, please add a gray hatch, and/or matchline and outlined text label that references the specific sheet to see the full detention pond size and landscaping.

4C. The plants in the narrow 5' area cannot be counted toward the curbside landscaping.

4D. Label plant groups separately between street blocks.

4E. Add the maintenance access road hatch to the legend with description on material type.

4F. Adjust all labels and use text masks so there is no overlap on any lines.

4G. There are two plant symbols that look very similar when printed. Please either change one of the symbols, or label in groups of continuous runs.

4H. Add missing plant labels and fix all overlapping labels.

4I. Label the signs or add them to the legend.



- 4J. Add missing asphalt hatch.
- 4K. Change underground utilities to gray or remove if it does not have an impact on the landscape design. Water stub information is not necessary on the landscape plans and can be removed.
- 4L. Please match the hatch scale that is used on the plan.
- 4M. Change Plant Legend to Plant Schedule.
- 4N. The curbside landscape table does not need to be on each sheet. It can be placed once on the details & notes sheet.
- 4O. Add dimensions to the curbside landscape areas. This is the area from the back of curb to the edge of sidewalk. Any areas that are less than 10' wide cannot be just grass. Each area less than 10' wide must be landscaped as required in the UDO. Label each area between streets or curb cuts on separate lines in the Curbside Landscape table to show compliance with the specific landscape requirement.
- 4P. Add specific information on the details and notes sheet on the approved grass & grass mix species.
- 4Q. Street trees must be 2.5" caliper minimum.
- 4R. Some of the proposed shrubs are too wide and/or too tall for the area proposed. Please change some of the plant material to something no larger than 5'x5'.
- 4S. Add more information on median cover material type.
- 4T. Round the required plant totals to the nearest whole number.
- 4U. Change the Street Tree Frontage Table name to Curbside Landscape Table, and add additional columns for: shrubs required, description of requirement (1 shrub per 40 SF), total SF for each segment, and shrubs provided to demonstrate compliance where the curbside landscape is less than 10' wide. Add a note below table(s) explaining why the required plant quantities cannot be met.
- 4V. Road stationing information is not necessary in the landscape plan sheet title and can be removed. Curbside landscape areas should be labeled in segments between each block or street. Therefore, it is much easier and cleaner to just use the street names for the locations. If there is a curb cut without a street name, add a label on the plan such as "Future Street A". For example, the north side of 56th only has two curbside landscape segments that need to be called out individually from left to right:
- 56th North: E470 to Denali St. (or Future Street 'A' if Denali St. will not continue north)
 - 56th North: Denali St. to Harvest Rd.
- 4W. Why is the note "<40% plants" in the plant schedule remarks? Any plant material requirement note should be included in the curbside landscape table.
- 4X. Add street names to the Key Map.
- 4Y. Locate plants above the 100yr WSEL.
- 4Z. Add a legend to the pond sheets with the different hatches used.
- 4AA. Since temporary detention ponds have an unknown lifespan and may last many years due to economic uncertainty, they now must also meet the same landscape requirement as permanent ponds. Therefore, add the required landscaping to all temporary ponds, give each a unique name and include in the detention pond landscape table.
- 4BB. Address all comments and notations on the redlines.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

- 5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 5B. Right-of-way is required to extend minimum 0.5' behind the back of the sidewalk or a sidewalk easement is required. Typical for all sections.
- 5C. The drainage and access easements are separate easements. The drainage easement encompasses the pond limits and the access easement covers the area from the pond limits to the ROW. Please separate out the easements and revise the labels.
- 5D. Tracts for any regional ponds or channels are required to be dedicated to COA.
- 5E. Show proposed grading tying into existing contours.



- 5F. Maintenance access is required both upstream and downstream of culverts with 20' minimum access around all riprap, headwalls and wingwalls at the outlet.
- 5G. Per Section 4.05.01 in the Roadway Manual, the minimum allowable grade for any roadway is 0.5%. Less than 0.8% is not recommended.
- 5H. Add slope labels. The maximum is 3:1 outside of right-of-way; maximum 4:1 inside of right-of-way.
- 5I. Label slope in swales, including side slopes.
- 5J. Minimum slope in the bottom of the pond is 2%.
- 5K. Please show the all-weather surface for maintenance access all the way out to the street to ensure there is no conflict with the landscaping.

6. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

- 6A. Additional discussion is necessary to determine the required right-of-way on the south side of 56th Avenue.
- 6B. Call-out all pavement markings, solid lane lines, crosswalks, and dashed lane lines. Label all lane widths on each side of intersection, access, median breaks, etc.
- 6C. Ensure all hatches/symbols are labeled or included in the Legend.
- 6D. Taper length for 26' median is 176' per COA TE 2.1. Update and callout taper length and taper rate.
- 6E. Add/adjust signage as noted on the redlines.
- 6F. Address all notations and comments on the redlines.

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

- 7A. Ensure access being provided to the top of the outlet structure(s).
- 7B. Label and note that the ponds, forebays, and outlets are private.
- 7C. Adjust hydrant(s) to be a minimum of 8-feet away from light poles and future traffic signals.
- 7D. The Fulenwider MUS indicates an 18-inch main. Provide back up or other MUS that indicates a 15-inch main is sufficient for all Windler flows.
- 7E. A manhole is needed at all storm deflections.
- 7F. Temporary access can be from the public right-of-way, but permanent access to a pond and all structures is to be from internal roads.

8. Parks, Recreation and Open Space Department (PROS) (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

- 8A. Median landscaping needs to be designed with this submittal. Installation is required with the full median build out and is required to be installed by the developer.
- 8B. See redlines on the information that needs to be included in the plan set.
- 8C. Please refer to the [PROS Manual](#) for details and update design. It should mirror a more natural aesthetic with groupings and must be a xeric design. See Z-zone plant list through aurora water for the list of approved shrubs and grasses. Refer to completed medians along Arapahoe Road between Aurora Parkway and Gartrell for an example.

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

- 9A. Continue to work with Andy Niquette on the recordation of easements.