

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



November 18, 2022

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

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

Dear Mr. Laudick:

Thank you for your third submission, which we started to process on November 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.

Some issues remain, so please make another submission. Please revise your previous work and send us a new submission on or before December 9, 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 will be set after your next submission. 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



## *Third Submission Review*

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

- Labels and Naming (Planning+Landscaping)
- Tree/Shrub Requirements (Landscaping)
- Preliminary Drainage (Public Works)
- Pond Maintenance (Public Works)
- Sight Triangles (Traffic)
- Tract Dedication/Easement (Real Property)
- Mile High Flood District (External Comment)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Landscaping Issues** (Kim Kreimeyer / 303-739-7189 / [kkreimey@auroragov.org](mailto:kkreimey@auroragov.org) / Comments in bright teal)

- 1A. 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.
- 1B. Sheet 2: Regional Pond DLD1? Pond P67? Please add "CN 2022-6038-00" to this label. No Name Storm?
- 1C. Sheet 3: Please add "CN 2022-6038-00" to this label.
- 1D. 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.
- 1E. 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.
- 1F. Sheet 7+ 10: Add a note with the water quality pond name and case number (CN 2020-6038-00) for these ponds.
- 1G. Sheet 11: Add a note with the water quality pond name and case number (CN 2020-6038-00) for these ponds.
- 1H. See additional smaller redline comments.

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

- 2A. 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 is 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**

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

- 3A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 3B. The ISP for 68th Avenue must be approved or ready to be approved prior to the approval of this plan set.  
Typical
- 3C. Per drainage comments indicate whether the pond is public and who will maintain it.



**4. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

- 4A. 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.
- 4B. Sheet 3: Sight Triangles need to be identified for this access.

**5. Aurora Water** (Casey Ballard / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

- 5A. No additional comments at this time. Holding approval until other departments have signed off on the ISP.

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

- 6A. Dedicate the channel as a Tract or an easement to the City. Submit the application with exhibits to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org). Second request.

**7. Mile High Flood District** (Drew Roberts/303-455-6277/droberts@mhfd.org)

- 7A. See attached letter.

**MAINTENANCE ELIGIBILITY PROGRAM (MEP)****MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10009942
Partner ID:	1612433
MEP Phase:	Referral

**Date:** November 16, 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, DLD1

We have the following comments to offer:

- 1) 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.
- 2) Per our discussion, please extend the riprap on the downstream roadway embankment to cover the full spillway width.
- 3) Will maintenance crews be able to access the WQ ponds?
- 4) 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?

**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