

October 24, 2022

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

Re: Second Submission Review – Dandelion Draw and No Name Storm ISP – Infrastructure Site Plan
Martin/Martin, Inc. Project No.: 19.1943.C.19
City of Aurora Project No.: DA-1746-35

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

C1a: The Xcel Energy and MHFD comment letters are attached. Please respond to their questions/comments with your next submission.

R1a: *Comment response letters have been provided.*

2. Completeness and Clarity of the Application

C2a: The fee of \$17,642.95 is due. No additional comments or reviews will take place until this fee is paid in full.

R2a: *Comment noted. Thank you.*

C2b: Second request: Number sheets X of Y. (i.e. 5 of 10)

R2b: *Sheets numbered using X of Y format.*

3. Landscaping Issues

C3a: Update Note 4 on the Cover Sheet to include No Name Pond.

R3a: *Note has been updated.*

C3b: This note conflicts with Note 3 on landscape sheet 6. Will landscaping for the channel be installed following the completion of the channel work or upon installation of the water line on 68th Avenue? Please clarify when the landscaping will be installed.

R3b: *Note has been updated to clarify when landscaping will be installed.*

C3c: Please clarify if the landscaping for the channel is going to be installed following the completion of the channel work or upon the installation of the water line on 68th Avenue. See Cover Sheet Note 4.

R3c: *Note has been updated to clarify when landscaping will be installed.*



C3d: Add the following note to Sheets 7, 8, and 9 "REFER TO THE LOOP AT HIGHPOINT ISP – CASE NUMBER 2022-6038-00."

R3d: *Note added to the specified sheets.*

C3e: This is the second time this comment has been made: Staff is unable to adjust the measurement of the plans to a scale of feet and therefore, cannot complete the review. Please set each sheet in the plan set accordingly. Ex. 5.00 Cannot scale the sheet to measure elements in feet.

R3e: *Sheet scaling confirmed correct after a conversation with the Reviewer.*

C3f: This is the second time this comment has been made: Staff is unable to adjust the measurement of the plans to a scale of feet and therefore, cannot complete the review. Please set each sheet in the plan set accordingly. When the "Change Ratio and Scale" are set to feet, as it is here, the measurement tool does not measure in feet.

R3f: *Sheet scaling confirmed correct after a conversation with the Reviewer.*

C3g: See additional redline comments.

R3g: *Additional redline comments completed.*

4. Addressing

C4a: 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.

R4a: *A CAD submittal will be provided prior to final approval.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering

C5a: After the first submittal, only upload the drainage documents to the Civil DR folder. Drainage documents are not reviewed in the Planning DA folder.

R5a: *Comment noted, thank you.*

6. Traffic Engineering

C6a: Include signage indicating "Maintenance Access Only."

R6a: *Signage has been added to all maintenance access paths indicating "Maintenance Access Only."*

7. Aurora Water

C7a: Turning radius is 50 feet. Please include additional path width corners to allow for this turning movement.

R7a: *Additional path width corners added at turnaround.*

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C7b: Update landscape plans to match the latest sanitary sewer alignments.

R7b: *Landscape plans have been updated to match the latest sanitary sewer alignments.*

8. PROS

C8a: Approved.

R8a: *Comment noted, thank you.*

9. Real Property

C9a: Dedicate the channel as a tract or an easement to the City of Aurora. Submit application with exhibits to dedicationproperty@auroragov.org.

R9a: *Tract dedication for Dandelion Draw channel ongoing.*

10. Xcel Energy

C10a: See attached letter.

R10a: *Comment response letter has been provided.*

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ryan Byrne', written in a cursive style.

Ryan Byrne, PE, CFM, LEED AP
Associate

October 21, 2022

Steve Krawczyk
Community and Economic Development
Adams County
4430 South Adams County Parkway
Brighton, Colorado 80601-8218

Re: High Point – East - Dandelion
Martin/Martin, Inc. Project No.: 19.1043.C19

GENERAL COMMENTS AND RESPONSES

C1: Any construction activity north of 68th Avenue will require a construction permit from Adams County. The construction contractor shall contact the Adams County Epermit center at Epermitcenter@adcogov.org or 720-523-6800 to obtain construction permit applications.

R1: Comment noted, thank you.

C2: The City of Aurora should consider annexing the area north of 68th Avenue and south of Denver International Airport.

R2: Comment noted, thank you. This is a conversation that needs to occur between Adams County and the City of Aurora. The developer does not have any control of this property.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ryan Byrne', is written over a light blue horizontal line.

Ryan Byrne, PE, CFM, LEED AP
Associate

October 21, 2022

Matt Love
City & County of Denver Department of Aviation
8500 Peña Boulevard
Denver, Colorado 80249

Re: High Point - EAST
Martin/Martin, Inc. Project No.: 19.1043.C19

GENERAL COMMENTS AND RESPONSES

Dandelion Draw/No Name ISP/PDR Emailed Comments:

C1: Please identify in the narrative of the PDR (Section D. – Drainage Plan):

R1: See responses below.

C1a: That there is 1-foot of freeboard between the 100-year WSEL and the spillway crest at each pond, and

R1a: 1' of freeboard provided in each pond and spillway crest.

C1b: What additional storage volume (ac-ft) is provided in the 1-foot of freeboard at each pond, so that DEN can better understand the factor of safety that is built in to each pond.

R1b: 1-foot freeboard volume provided in pdr narrative.

C2: Has there been a consideration to install riprap protection on the downstream side of 68th Ave along the width of the Pond 67 spillway? This may be a discussion topic for the future.

R2: Proposed road grades tie in almost exactly with existing grades north of future 68th ave, therefore not requiring riprap protection.

C3: Please ensure that the micropools at each pond are enclosed within the outlet structure.

R3: Pond micropools to be enclosed, detail to come in civil plan set.

C4: Please plan to coordinate permitting/licensing for all construction access and grading through Elise Brenninkmeyer (elise.brenninkmeyer@flydenver.com) and Deb Overn (debra.overn@flydenver.com)

R4: Permitting and licensing coordination to be ongoing throughout pdr and civil process.

High Point - EAST
October 21, 2022



Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Byrne", located below the word "Sincerely,".

Ryan Byrne, PE, CFM, LEED AP
Associate

October 21, 2022

Peggy Davenport
E-470 Public Highway Authority
22470 E. Stephan D Hogan Parkway
Aurora, Colorado 80018

Re: High Point East – Dandelion Draw
Martin/Martin, Inc. Project No.: 19.1043.C19

GENERAL COMMENTS AND RESPONSES

- C1: 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.
- R1: Comment noted, thank you.**
- C2: A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- R2: Comment noted, thank you.**
- C3: Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- R3: Comment noted, thank you.**
- C4: Clearly identify the E-470 ROW and MUE on all applicable drawings. There is MUE located along Dandelion Draw.
- R4: E-470 ROW and MUE annotated on all applicable drawings.**
- C5: The extended MUE along Dandelion Draw will be extinguished by separate document.
- R5: Comment noted, thank you.**
- C6: E-470 will be widened to 4 lanes in each direction beginning in 2022.
- R6: Comment noted, thank you.**
- C7: Please coordinate this project with the E-470 widening project.
- R7: Comment noted, thank you.**
- C8: Widening project does not extend the CBC under E-470.
- R8: Comment noted, thank you.**
- C9: E-470 TBMS (fiber) is located along the eastern ROW and MUE. Clearly identify on all applicable plan and profile sheets.



R9: *E-470 TBMS fiber line annotated on all applicable sheets.*

C10: The TBMS shall be protected in place. • A dig watch is required for construction near the TBMS.

R10: *Comment noted, thank you.*

C11: Does the proposed grading tie in at the MUE or will this need to extend west?

R11: *Proposed grading ties in in the MUE inside the Dandelion Draw tract.*

C12: The proposed maintenance path dead ends at the MUE? Is there a plan to extend?

R12: *Maintenance access path extends off E-470 Service Road B.*

C13: Please add the 2-year and 100-year HGL's to the profile on Sheet 2.

R13: *Dandelion Draw HGL's to be added in Civil Set.*

C14: Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.

R14: *Comment noted, thank you.*

C15: Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.

R15: *Comment noted, thank you.*

C16: Any fencing disturbed will need to be reset meeting E-470 specifications.

R16: *Comment noted, thank you.*

C17: A comment/response document would be helpful to track the revisions to each submittal.

R17: *Comment/Response letter provided here in this document.*

C18: Additional comments will be issued as design progresses.

R18: *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

October 21, 2022

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

Re: MHFD Referral Review Comments - Dandelion Draw and No Name Storm ISP
Martin/Martin, Inc. Project No.: 19.1043.C.19
Mile High Flood District Project No.: 106325

GENERAL COMMENTS AND RESPONSES

C1: Consider if the native prairie mix is appropriate for the EURV/WQ Pond. Would the seed mix need to change in proportion to the distance/frequency of inundation?

R1: *The specified wetland seed mix has been shown up to the water quality capture elevation for No Name Pond (P67) and up to 2 feet in elevation from the proposed basin for Dandelion Draw to account for water inundation.*

C2: There is uncontained flow within the 100-year HEC-RAS model, please rectify.

R2: *Cross section revised to contain 100-year flow.*

Please do not hesitate to contact me with any questions.

Sincerely,



Ryan Byrne, PE, CFM, LEED AP
Associate

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October 21, 2022

Donna George
Xcel Energy
1123 West 3rd Avenue
Denver, Colorado 80223

Re: Dandelion Draw Channel Improvements at High Point – 2nd Referral Case # DA-1746-35
Martin/Martin, Inc. Project No.: 19.1043.C.19
Xcel Energy Case No.: DA-1746-35

GENERAL COMMENTS AND RESPONSES

C1: Public Service Company of Colorado's (PSCO) Right of Way & Permits Referral Desk is not sure what the comment response "Letter from Public Service has been addressed and is attached for second submission" means for Dandelion Draw Channel Improvements at High Point. As a refresh of the previous comments submitted, an engineering review will be necessary for the existing high pressure natural gas transmission facilities along the proposed Picadilly Road right-of-way via https://www.xcelenergy.com/encroachment_application.

R1: Comment noted. Thank you.

C2: The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

R2: Comment noted. Thank you.

C3: Additional easements will need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

R3: Comment noted. Thank you.

Please do not hesitate to contact me with any questions.

Sincerely,



Ryan Byrne, PE, CFM, LEED AP
Associate