

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



September 17, 2021

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

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

Dear Mr. Johnson:

Thank you for your initial submission, which we started to process on August 23, 2021. 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 and community members.

Since several important issues still remain you will need to make another submission. Please revise your previous work and send us a new submission on or before October 8, 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,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy Comments, E-470 Right-of-Way Plan

cc: Chris Rolling – Olsson, 880 Fall River Dr Loveland CO 80538
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\2285-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Separated bike lanes are required on both sides of 56th Avenue (Transportation Planning)
- Show and label pond maintenance access, easements, and slopes (Public Works)
- Add required landscape tables, plant schedule and labels and notes (Landscaping)
- Revise plans to be consistent with traffic studies (Traffic)
- Clarify who will maintain medians and see PROS Manual (PROS)
- Add a legal description and standard notes (Real Property)
- Add notes and describe phasing (Life/Safety)
- Provide access to the pond bottom(s) and structure(s), and label existing and proposed utilities (Water)
- Provide Owner Authorizations (Planning)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 6 adjacent property owners and nine (9) outside agencies and one neighborhood organization. No comments were received from adjacent property owners. Comments were received from six (6) outside agencies and are incorporated herein or attached to this document. Please provide responses to the comments within the response letter for your next submission.

2. Zoning and Land Use Comments

- 2A. Provide letters of authorization from applicable property owner(s).
- 2B. The proposed road section and right-of-way are not consistent with NEATS. Please schedule a meeting with City staff to discuss. A resubmittal will not be accepted without further discussion and resolution of this matter.
- 2C. Revise the Letter of Introduction to include a discussion how the proposed application meets the UDO approval criteria for a minor site plan and to address redline comments.
- 2D. Add signature blocks for all underlying property owners.
- 2E. The proposed site plan is for improvements to the 56th Avenue corridor. Staff suggests removing “Windler” from the title.
- 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.

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

3A. 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.

Completeness and Clarity of the Application

- 4A. Provide signature blocks for all underlying property owners.
- 4B. Include a site data block on the cover sheet.
- 4C. Add the names of all property owners to the cover sheet, as well as, the name of the Landscape Architect.
- 4D. Adams County requires mylars to be printed at 18” x 24”. Please make sure your plans are sized accordingly.
- 4E. Remove all construction and contractor notes. The proposed plans are not for construction.
- 4F. Title Block should match the site plan title. Revise on all sheets.
- 4G. Revise Gun Club Road to Denali Street.
- 4H. Revise the Key Map to reference all sheets, and label E-470 and Harvest Road.
- 4I. Increase the font size of the matchline sheet labels, and make sure all sheets are referenced.
- 4J. Revise the Key Map on Sheets 9-11 to only show existing streets and proposed major streets, such as Harvest



and Denali. Remove all proposed local streets.

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

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

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

5A. A full landscape review cannot be completed because there is too many required information that is missing. Please have your landscape architect review and follow the pre-application notes carefully prior to your next submittal.

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

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

5D. Add detention pond landscaping.

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.

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

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.

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.

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

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

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

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

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

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

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

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

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

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

6E. Show and label sight triangles.

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

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.

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

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

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

7. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

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



- 7B. Add the note provided on the cover sheet and revise Note 3 with the language provided on the redlines.
- 7C. Show shading or hatching in plan view to clearly denote the area that the auxiliary lane deferral applies to.
- 7D. Show and label pond maintenance access, drainage easement, and access easement from drainage easement to right-of-way.
- 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.
- 7F. Add a note to indicate whether the storm sewer will be public or private and by whom it will be maintained.
- 7G. Show and label storm sewer structures.
- 7H. Revise striping to show the ultimate condition for the site plan review process. Interim conditions will be reviewed during the civil plan review.
- 7I. Advisory note: Ensure interim northbound and southbound left turn movements do not conflict.
- 7J. Provide traffic signalization easements as noted for all future signalized locations.
- 7K. Provide crosswalk striping at all side street/access connections.
- 7L. Call out all turn lane taper lengths and ensure that turn lane taper rates are 13.5:1 on 56th Avenue.
- 7M. Run turning templates for all intersections & review thru-lane geometry for conformance with City standard.
- 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?
 - Access on north side of right-of-way is not studied in the Fulenwider TIS. Where does the auxiliary lane and storage recommendation come from? Please remove.
 - Typical sections show a 156' ROW, please confirm.
 - 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.
 - Reduce ramp widths to match existing widths at the refuge islands. Defer full width 10' ramp to when E-470 interchange is built.
- 7M. Sheet 6 comments:
- Fulenwider TIS shows 125' of storage. Windler MTIS shows 100' of storage. Is this continuous right turn lane necessary?
 - 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.
- 7N. Sheet 7 comments:
- Remove access locations noted on the redlines, that were not included in the traffic reports.
 - 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.
 - 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.
 - Call out the storage length per the Windler MTIS.
 - Add one-way signs in median.
- 7O. Sheet 8 comments:
- Call out eastbound left storage length. Fulenwider TIS shows 375' triple lefts. Windler MTIS shows 250' triple lefts. Please coordinate.
 - 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?
 - Fulenwider TIS shows 375' of storage eastbound at Harvest Road. Windler MTIS shows 150'. Please coordinate.
 - Remove access location noted on the redlines.
 - Provide traffic signalization easements (from PT to PT of right-of-way radius) on each corner of the Harvest/56th Avenue intersection.
 - 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.



7P. Add street name signs to stop signs.

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

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.

7S. Provide plant abbreviations in the planting schedule.

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

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

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

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

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.

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.

8F. Include hydrant symbols in the legend.

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

8H. How long will landscaped areas be irrigated?

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

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

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.

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.

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

10. Life/Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

10A. Provide a Site Data table.

10B. Add the notes provided on the redlines.

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.

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

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

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

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

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

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

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.

12. Xcel Energy / Donna George / 303-571-3306 / donna.l.george@xcelenergy.com

12A. See attached comment letter.

13. Adams County Planning and Development (developmentsubmittals@adcogov.org)

13A. Thank you for including Adams County in the review for 56th Avenue. We have no comment on the subject referral.

14. Denver CCD/DOTI

14A. CCD/DOTI did not have any comments on the referenced project.

15. DEN Planning (Lisa Nguyen / Lisa.Nguyen@flydenver.com)

15A. DEN Planning + Design have no comments at this time. Thank you for the continued opportunity to review and provide comments.

16. E-470 Highway Authority (Chuck Weiss / 303-537-3420 / cweiss@E-470.com)

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.
- A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- An E-470 ownership map is attached for reference, our fiber is shown as well on this map.
- Clearly identify the E-470 ROW and MUE on all applicable sheets.
- Minimum spacing of 660' required from the E-470 ramp to the full movement intersection to the east.
- Tree plantings aren't allowed near the E-470 fiber lines.
- Any disturbance within E-470 ROW/MUE will need to be revegetated with an E-470 approved seed mix.
- Any fencing disturbed will need to be replaced meeting E-470 specifications.
- Any survey monuments disturbed will need to be replaced meeting E-470 specifications.
- A comment/response document would be helpful to track the revisions to each submittal.
- Additional comments will be issued as design progresses.

17. Regional Transportation District (RTD) (C. Scott Woodruff / clayton.woodruff@rtd-denver.com)

17A. The RTD has no comment on this project.