

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



February 3, 2022

Geoffery Babbitt
GB Capital, LLC
2993 S Peoria St., Suite 105
Aurora, CO 80014

Re: Initial Submission Review – Aurora One Phase I – Infrastructure Site Plan (ISP)

Application Number: **DA-2241-01**

Case Number: **2022-6006-00**

Dear Mr. Babbitt:

Thank you for your initial submission, which we started to process on February 10, 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. Based on the number of comments received by department reviewers, and the high degree of coordination that will be required, **please contact myself or ODA to schedule a comment review meeting.** It appears that there are still unresolved issues with PROS and MHFD related to this proposal and the master plan. These issues should be coordinated prior to your second submittal of the ISP.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 21, 2022. The current review fee balance for this project is \$37,437.50 and must be paid prior to the acceptance of your resubmittal.

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 is still set for May 4, 2022. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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 303-739-7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Planner II
City of Aurora Planning Department

cc: Julie Gamec, THK Associates, 2953 S. Peoria St., Suite 101, Aurora CO 80014
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\\$DA\2241-01rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Identify which street section types are being proposed for each street included within this ISP. If an interim section is being used for any of the streets, please clarify and provide that detailed section on sheet 2. (Planning)
- Clearly demonstrate the design and location of all enhanced paving areas on the plans. Details of the street and trail crossings should also be provided within the ISP. (Planning)
- The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved. (Public Works)
- **Changes proposed for the area south of PA-12 has not been approved by PROS.** Per previous coordination, any work in the conservation easement needs to be addressed with a consultant of PROS approval and an understanding of how the area will be reseeded and established to a higher standard than it is today. This is echoed by Arapahoe County Open Space-easement holder. This needs to be a separate plan submittal to be underway before any approval of pond J2. Further coordination is required regarding the creek stabilization and improvements within the conservation easement. (PROS)
- Several areas on the ISP are designated as a neighborhood park per the master plan, along with the central channel and associated trail as open space. This is not programmed as a neighborhood park. Please connect with PROS on how this can be designed. Park, open space and trail should be submitted as a separate site plan to include playground/amenity details. Remove from this ISP and submit site plan concurrently with next submittal. (PROS)
- Please connect with PROS and the E-470 Public Highway Authority. the High Plains Trail was previously planned to be a sidewalk connector along Valdai as a means to cross Stephen D Hogan.
- A 25' special landscape buffer is required next to parks or open space. This is measured from the property line in and may not be encroached into with any building, pavement, detention or water quality ponds per the UDO. This is no longer open space per the intent of the FDP and includes detention pond grading and infrastructure up to the property line. Buffer must be landscaped with 1 tree and 10 shrubs per 30 linear feet. Refer to the UDO for specifics. (PROS)
- Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. (Real Property)
- MHFD does not agree with the approach to phase Coal Creek bank stabilization efforts. The Coal Creek bank upstream of the Pond J.2 spillway is susceptible to erosion and if left unprotected, could compromise Pond J.2. All Coal Creek improvements should be completed in Phase 1. (MHFD)
- Please provide the corridor width for the stream corridor on the drainage plans, and provide additional discussion in the preliminary drainage report. The report currently mentions a concept level geomorphic design based on MHFD criteria, with a reference to our previous conversations, but that is not sufficient to define the proposed design intent. (MHFD)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Staff did not receive any public comments as a result of the application submittal notice. No neighborhood meeting will be required at this time.

2. Completeness and Clarity of the Application

- 2A. Your application submittal fee is \$37,437.50 which is due prior to second submittal. For payment, please follow the instructions outlined on the invoice that you have received by separate cover.
- 2B. Please update the Letter of Introduction to be more specific to the submitted request. Refer to redlines for additional information.
- 2C. Please submit documentation that Steven Nichols is a legal representative for the Aurora One, LLC (listed property owner) and can sign for the ownership authorization and mineral rights affidavit.
- 2D. See redlines to address layout of the cover sheet, page titles, and formatting requirements.



3. Zoning and Land Use Comments

- 3A. The Aurora One Master Plan indicates that Neighborhood Parks PA-3 and PA-7 are required within the first phase of development. Per PROS, neighborhood parks that are owned and maintained by the city require a separate public design and review process. A follow-up meeting to review and discuss these issues should be scheduled prior to your resubmittal.
- 3B. The Letter of Introduction notes that the submitted ISP is intended to address public improvements for multiple PA's. Without knowing exactly which ones, it appears that there will be additional improvements needed for some of the planning areas within the PIP. Please be advised that any site plan submittal will still require all of the infrastructure outlined within the PIP for the applicable planning area. It is recommended that you carefully review the approved PIP and consider if additional infrastructure will be needed to "open-up" development of the planning areas.

4. Streets and Pedestrian Issues

- 4A. Identify which street section types are being proposed for each street included within this ISP. You can either do this on the overall site plan, or by creating a separate map on the roadway sections page. Ensure that the sections shown on the plan is what will be constructed with this phase. If an interim section is being used – please clarify and provide that detailed section on sheet 2.
- 4B. Clearly label all streets /street sections with a name. This can be the actual name such as Rome St. or a temporary identifier such as Collector A or Local B, etc. These "street names" should be clearly labeled on all sheets of the ISP, and be consistent among every page of the plan. If you would like to officially name all of the proposed streets within this ISP, please connect with addressing (Phil Turner), for more information.
- 4C. On the overall site plan, identify the general location of enhanced paving areas for each of the proposed streets. Additionally, clearly define the enhanced paving detail and locations on each of the enlarged site plan and landscaping sheets. Include a detail of the enhanced paving material / pattern that will be constructed. *Note: enhanced paving material locations and size requirements are outlined within the Aurora One Master Plan.*
- 4D. There are several trail/bike/ped crossings planned within the Aurora One Master Plan along Stephen D. Hogan Parkway. Please clearly address the design, location and timeline for each of these crossings. All crosswalks should be clearly labeled on the site plan, and additional signs or signals need to be clearly identified on all sheets of the ISP.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Cover Sheet

- 5A. Update site plan note 4. Include the timing of the landscape installation for the streetscape versus the ponds and park area.

Sheet 2

- 5B. Provide a key map that identifies what streets these sections pertain to. Where is the Local Type 3 in the overall master plan, the Local Urban 2 etc.?

Sheet 15

- 5C. A complete review was not possible because there were no landscape tables provided to document the landscaping that is being provided to meet code requirements. Please provide tables to document the street tree requirement, the curbside landscape requirement and the common open space/tract landscape requirement for the drainage area being treated as park/open space.
- 5D. No more than 40% of the total shrub count may be ornamental grasses within the curbside landscape.
- 5E. Specialty paving has been noted in many locations. If this is to occur near and/or at intersection areas, provide an enlargement. If repeated, include details as to the pattern, the extents of it within the identified areas etc. Dimensions and color call outs should be included. Possibly a graphic of the streets that just identifies where these areas are occurring for clarity.
- 5F. Add the sheet number/identification to each sheet i.e. L1. Also add some street names to the Key Map for context as well.
- 5G. Is the requirement that the median within Stephen D. Hogan Parkway be constructed per the city in the IGA? Is the applicant still responsible for the curb/gutter or the construction of half the median? Does this pertain only to the design, installation and future maintenance of the landscaping only? If so, please revise the note so that it addresses the landscaping only.



Sheets 16, 23, 24

5H. Label as one of the detention ponds and refer to the sheet the pond is included on.

Sheet 21

5I. Where are the ultimate improvements for Picadilly Road? Will this be submitted as a separate ISP? Is that not being completed as part of this ISP?

Sheet 25

5J. There are future streets being shown adjacent to the pond that will have sidewalks and street trees etc. Include the future streets with sidewalks and adjust the pond landscaping as needed to address the other proposed infrastructure.

Sheet 28

5K. While the frontage road has been included in the Public Improvement Plan, it has not been included as part of this ISP and the adjoining planning area cannot be developed until an ISP has been approved for this frontage road.

Sheet 30

5L. London Plane trees do not perform well in the city. Please select a different species.

5M. There will be no certificates of occupancy as part of the detention pond or streetscape landscape installation. Please indicate that the landscaping for the ponds will be done once the ponds are constructed and the landscaping for the streets will be installed once each street is constructed.

5N. Grasses being used in the curbside landscape should be five gallon.

6. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

6A. 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.

7. Transportation Planning (Tom Worker-Braddock / 909-739-7340 / tworke@auroragov.org)

7A. Minimum 5.5' sidewalk width required on both sides of the local 1 street section.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

8A. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

8B. Label slopes. Street slopes as well as tie in grading and any proposed tract grading. Min 2% slope for all non-paved areas. Typical all grading sheets.

8C. Min 2% slope in pond bottom, show/label 100-yr water surface elevation, indicate direction of emergency overflow.

8D. Maintenance access required to the top of the outlet structure

8E. Plantings are not permitted within the functional portion of the pond. Show/label the 100-yr water surface elevation and keep trees above that elevation.

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

9A. Local road connection that is shown in the MTIS is not drawn in the site plan.

9B. Show traffic signal easements.

9C. Show and label all traffic signs and sight triangles (refer to redlined drawings).

9D. Show intersection laneage per the TIS on all sheets (refer to redlined drawings).

9E. Verify all mature plant heights within sight triangles meet COA specification 4.04.2.10., typ.



10. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

10A. Label all existing and proposed fire hydrants (refer to redlined drawings).

10B. Please provide an overall utility sheet to assist with fire hydrant spacing.

11. Aurora Water (Daniel Pershing / 303-739-77646 / ddpershi@auroragov.org / Comments in red)

Sheet 5:

11A. Label size of proposed stubs per approved MUS. TYP

11B. The Public Water Main proposed in Picadilly should be 16". Please revise.

11C. Verify if the sanitary line within Picadilly is existing or proposed.

11D. Adjust leader to proposed storm

Sheet 6:

11E. Label size of all proposed connections

11F. 8" sanitary to be installed per approved MUS. Please show

Sheet 8:

11G. 8" stub to be installed for future connections on Pad 5. Please include

Sheet 10:

11H. Dimension separation between utilities

11I. Stub sanitary to the south for future connection to phase 2

Sheet 12:

11J. Label size of Waterline

11K. Label size for point of connection

11L. MUS shows additional POC for waterline in this area. Please include.

12. PROS (Michelle Teller / 303-749-7437 / mteller@auroragov.org / Comments in purple)

12A. Major Issues:

Based on what's being submitted, a master plan amendment will be required. Please note that there are still several master plan issues that need to be resolved including drainage as it relates to pond J2, the conservation easement, the park ownership, maintenance and design, as well as whether land dedication will be pursued along the conservation easement property in lieu of the other open space and parks on site.

12B. Neighborhood Parks- Please connect with PROS on these issues prior to resubmittal.

Per the Master Plan, the neighborhood parks are proposed to be City owned and maintained. There has not yet been a pre-app process on the neighborhood parks and coordination prior to submittal needs to occur with PROS. If the parks are to be city owned and maintained (which has not been established as the Form J is not yet signed by PROS) the PROS processes for submittal and design as outlined in the PROS Dedication and Development Criteria Manual need to be followed. This includes public engagement, master plan design and master plan approval before the Parks Board, submittal of CDs which are packaged to include site plan and construction document materials with final approval by PROS.

Based on the design proposed, these parks would not be eligible for PROS ownership and maintenance. If to be privately owned and maintained, the parks need to be submitted as a separate site plan from the ISP through the typical planning processes.

12C. Pond J2- Please connect with PROS on the design of this pond. As shown this does not meet any open space credit and needs to be removed from Tab 9 and the form J. Since this is not open space, a 25' buffer is required per code.

12D. Conservation Easement- In previous discussions with PROS, it was agreed that all work would be contained on the north side of Stephen D Hogan until design of the improvements along the creek were underway. Any consultant hired to do work within the conservation easement must be coordination with PROS and the design must be approved by both the city and Arapahoe County Open Space. You are currently showing work on this property as part of the ISP which has not been vetted out with PROS. Please connect on these issues on how we can proceed with the process previously agreed upon.



*See all redlined comments within the Infrastructure Site Plan.

Sheet 3:

- 12E. Further coordination is required regarding the creek stabilization and improvements within the conservation easement.
- 12F. This has not been approved by PROS (grade changes proposed for south of PA-12). Per previous coordination, any work in the conservation easement needs to be addressed with a consultant of PROS approval and an understanding of how the area will be reseeded and established to a higher standard than it is today. This is echoed by Arapahoe County Open Space-easement holder. This needs to be a separate plan submittal to be underway before any approval of pond J2.
- 12G. Improvements in this pond are showing going up to the property line. The UDO requires a 25' special landscape buffer between the open space property line and any improvements.
- 12H. Per the Aurora One Master Plan, the perimeter of the pond was intended to be a usable open space and trail corridor, this is no longer being shown.

Sheet 4:

- 12I. This infrastructure must be located within the ROW
- 12J. This is no longer open space, per the master plan this was supposed to have usable area and a trail corridor outside of the detention pond. This does not meet PROS criteria and needs to be updated in the master plan.

Sheet 8:

- 12K. Call out width and material

Sheet 9:

- 12L. Detention pond slopes and infrastructure go up to the property line, this is no longer open space per PROS requirements.
- 12M. Verify this is within the ROW
- 12N. Steep grades up to the property line are not allowed, note a 25' special landscape buffer is required here. Per the UDO, this may not include any detention pond infrastructure. See landscape plan for add'l details.
- 12O. See previous comment

Sheet 12:

- 12P. Please connect with PROS and the E470 public highway authority. the High Plains Trail was previously planned to be a sidewalk connector along Valdai as a means to cross Stephen D Hogan

Sheet 14:

- 12Q. This intersection acts as the regional trail crossing for pedestrians crossing Stephen D Hogan. Per the master plan, this needs to have an enhanced striped crossing E-W on the north side.

Sheet 25:

- 12R. Clearly delineate what areas drain in 24 hours. PROS would like to see this pond be designed as an open grass area if park of the park. Please clarify ownership/maintenance.
- 12S. Since pond is within the park space, please provide a perimeter walk around the pond which connects to the park trail
- 12T. Previous iterations of the master plan denoted this as a PROS neighborhood park. If so this plan set is not sufficient. This needs to go through public engagement, a master plan process with approval at the parks board and then a full CD package including the site/landscape plan may be submitted. If private-please remove the park area from this ISP and submit as a separate site plan. Detention pond and landscaping may be submitted with this ISP but adjacent features including enhancements to the pond should be within a separate site plan.

Sheet 26:

- 12U. If trail, a crossing should be provided here and trail connection on the other side.
- 12V. Is this the regional trail? If so call out and push internal to the open space as it should be surrounded on both sides by landscaping. Please submit as separate submittal.
- 12W. This is all part of the neighborhood park and is not programmed as such.
- 12X. This entire area is designated as a neighborhood park per the master plan with the central channel and associated trail as open space. This is not programmed as a neighborhood park. Please connect with PROS on how this can be designed. Park, open space and trail should be submitted as a separate site plan to include playground/amenity details. Remove from this ISP and submit site plan concurrently with next submittal



Sheet 27:

- 12Y. An open field area should not abut the collector and should be shifted internally. Separate submittal-connect with PROS.

Sheet 28:

- 12Z. Trails should have open space on either side, including a 2' shoulder. Note this as a 10' walk. Since there is development on the opposite site, denote the required 30' corridor with at least an additional 10' of OS on the outer side.
- 12AA. Coordination with E470 needs to occur on where the High Plains Trail will be located on the east side of valdai and how this can connect.

Sheet 29:

- 12BB. A 25' special landscape buffer is required next to parks or open space. This is measured from the property line in and may not be encroached into with any building, pavement, detention or water quality ponds per the UDO. This is no longer open space per the intent of the FDP and includes detention pond grading and infrastructure up to the property line. Buffer must be landscaped with 1 tree and 10 shrubs per 30 linear feet. Refer to the UDO for specifics.

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

- 13A. Add the expanded label for the easements to be dedicated and released.
- 13B. Send in the closure sheet for the boundary of the ISP. Some of the bearings and distances and curve data are partially obscured by the crosshatching and lines.
- 13C. The Title Commitment is too old and will need to be updated to be within 120 days of the approval date of this ISP.
- 13D. All the notations about a Drainage "Tract" need to be changed to Drainage "Easement".
- 13E. A Tract is inferring the conveyance of land for ownership.
- 13F. Contact Andy Niquette at dedicationproperty@auroragov.org and releaseeasements@auroragov.org for the easement concerns.
- 13G. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.
- 13H. Send in the separate documents still needed.
- 13I. Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics.

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

- 14A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for 32nd Avenue at The Aurora Highlands. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo will need 10-foot-wide utility easements abutting all roadways for natural gas and electric distribution facilities, particularly feeder lines.
- 14B. Please be aware PSCo owns and operates existing underground electric distribution facilities along the north side of Stephen D. Hogan Parkway between Picadilly Road and Rome Street; and, existing overhead electric distribution facilities in several areas along Picadilly Road. As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service or modification to existing facilities via xcelenergy.com/InstallAndConnect.
- 14C. Please note that the Section number listed on the plan set appears to be incorrect.
- 14D. No resubmittals necessary. Please refer to the attached comment letter for contact and review details.

15. Mile High Flood Control District (Mark Shutte / 303-455-6277 / mschutte@mhfd.org)

- 15A. MHFD does not agree with the approach to phase Coal Creek bank stabilization efforts. The Coal Creek bank upstream of the Pond J.2 spillway is susceptible to erosion and if left unprotected, could compromise Pond J.2. All Coal Creek improvements should be completed in Phase 1.



- 15B. On page 13, the PDR states “As part of the Aurora One development, Coal Creek bank stabilization will be provided by pulling back bank slopes to 4:1, providing erosion control blankets, and riprap as necessary to stabilize the banks of Coal Creek adjacent to the development.” MHFD’s understanding is that, because channel improvements are not being pursued, that all portions of the Coal Creek bank that must be regraded to 4:1 would be protected with riprap and erosion control blanket.
- 15C. On page 31, the PDR states “Coal Creek and locations of existing unstable slopes are located within an Arapahoe County Open Space Conservation Easement adjacent to the property limits of the Aurora One project. Coordination with the City of Aurora, Arapahoe County, and Mile High Flood District will be required to determine the appropriate stabilization efforts for Coal Creek and participation of Aurora One as an adjacent development. The stabilization efforts will be completed with the ultimate conditions of EURV Pond J.2.” The stabilization efforts required have been determined. Please state them.
- 15D. Please provide the corridor width for the stream corridor on the drainage plans, and provide additional discussion in the preliminary drainage report. The report currently mentions a concept level geomorphic design based on MHFD criteria, with a reference to our previous conversations, but that is not sufficient to define the proposed design intent.
- 15E. Refer to the attached comment letter for full referral review details.

16. Denver International Airport - Planning (Lisa Nguyen / 303-342-4105 / lisa.nguyen@flydenver.com)

- 19A. DEN Planning + Design have no comments at this time. Thank you for the continued opportunity to review and provide comments.

17. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / referrals@arapahoe.gov)

- 17A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments.

18. Buckley Space Force Base (Porter Ingrum / 720-847-6295 / robert.ingrum@spaceforce.mil)

- 18A. Buckley Space Force Base has had the opportunity the review the development application for the Aurora One-Site Plan, DA-2241-01. The installation has no issues with the project, however, we request the following attached procedures be used for crane use during construction (60 day notice prior to use). Thank you for the opportunity to review this project.

19. RTD (Scott Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com)

- 19A. The RTD has no comment on this project.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

February 25, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Deborah Bickmire

Re: 32nd Avenue at The Aurora Highlands, Case # DA-2062-27

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **32nd Avenue at The Aurora Highlands**. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo will need 10-foot-wide utility easements abutting all roadways for natural gas and electric distribution facilities, particularly feeder lines.

Please be aware PSCo owns and operates existing underground electric distribution facilities along the north side of Stephen D. Hogan Parkway between Picadilly Road and Rome Street; and, existing overhead electric distribution facilities in several areas along Picadilly Road. As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service or modification to existing facilities via xcelenergy.com/InstallAndConnect.

Please note that the Section number listed on the plan set appears to be incorrect.

No resubmittals necessary.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	107828
Submittal ID:	10008125 & 10008135
MEP Phase:	Referral

Date: February 18, 2022
To: Aja Tibbs and Rifka Wine
Via email
RE: MHFD Referral Review Comments

Project Name:	Aurora One – Phase 1 ISP (RSN 1589783 and 1605613)
Drainageway:	Coal Creek

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:

- Open Channel Improvements upstream of Pond J.1
- Regional Detention Ponds J.1 and J.2
- Impacts to Alicia Way

We have the following comments to offer:

- 1) MHFD does not agree with the approach to phase Coal Creek bank stabilization efforts. The Coal Creek bank upstream of the Pond J.2 spillway is susceptible to erosion and if left unprotected, could compromise Pond J.2. All Coal Creek improvements should be completed in Phase 1.
- 1) On page 13, the PDR states “As part of the Aurora One development, Coal Creek bank stabilization will be provided by pulling back bank slopes to 4:1, providing erosion control blankets, and riprap as necessary to stabilize the banks of Coal Creek adjacent to the development.” MHFD’s understanding is that, because channel improvements are not being pursued, that all portions of the Coal Creek bank that must be regraded to 4:1 would be protected with riprap and erosion control blanket.
- 2) On page 31, the PDR states “Coal Creek and locations of existing unstable slopes are located within an Arapahoe County Open Space Conservation Easement adjacent to the property limits of the Aurora One project. Coordination with the City of Aurora, Arapahoe County, and Mile High Flood District will be required to determine the appropriate stabilization efforts for Coal Creek and participation of Aurora One as an adjacent development. The stabilization efforts will be completed with the ultimate conditions of EURV Pond J.2.” The stabilization efforts required have been determined. Please state them.
- 3) Please provide the corridor width for the stream corridor on the drainage plans, and provide additional discussion in the preliminary drainage report. The report currently mentions a concept level geomorphic design based on MHFD criteria, with a reference to our previous conversations, but that is not sufficient to define the proposed design intent.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.



Project Name: Aurora One – Phase 1
MEP ID: 107828/10008125 & 10008135
Date: 2/18/22

Mile High Flood Control District (MHFD)
MEP Referral Review Comments

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Schutte', with a stylized flourish at the end.

Mark Schutte, P.E., CFM
Project Manager, Sand Creek
Mile High Flood District

Warning this process can take up to 60 days, no exception

CRANES/BOOM EQUIPMENT Off Airfield

Lawrence Aragon (L.A.), Airfield Manager: 720-847-9731, lawrence.aragon.1@us.af.mil

Pete Mendoza, Asst. Airfield Manager: 720-847-6352, peter.mendoza.2@us.af.mil

Mandatory steps:

- Inform Airfield Management of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure Representative for evaluation. This part of the process will general take approx. 5 business days.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.

CRANES/BOOM EQUIPMENT On Airfield

Mandatory steps:

- A temporary construction waiver (TCW) will need to be initiated IAW UFC 3-260-01 Appendix B Section 1 para. B1-2.1.4 prior to construction to ensure full routing and approval from the Buckley Garrison Commander before the start; may take 60 days (Mike Mont-Eton will assist with the process).
- Inform the Airfield Manager of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure representative for evaluation.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document and must be submitted with TCW Package for approval. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.
- If need to drive on the airfield, contact Pete Mendoza at x6352, peter.mendoza.2@us.af.mil

Example of Map in Relation to Runway with Required Data



55ft max height crane/boom

East side Hangar 801

1 June – 31 July 2019

Mon-Fri 7am-5pm