

**From:** [John Oliveto](#)  
**To:** [Josue Loma](#); [Agrignan, Moustapha](#)  
**Cc:** [Muca, Ariana](#); [Daniel Frank](#); [Dancy, Cesarina](#)  
**Subject:** RE: Resubmittal Required for MA #2014-4011-03 - FOREST TRACE PA 1 AND 2 - SP AM  
**Date:** Wednesday, June 5, 2024 3:12:22 PM  
**Attachments:** [image001.png](#)  
[Forest Trace - Grading Improvement Plan \(Amended\).pdf](#)  
[Tree Protection Plan - Compiled.pdf](#)

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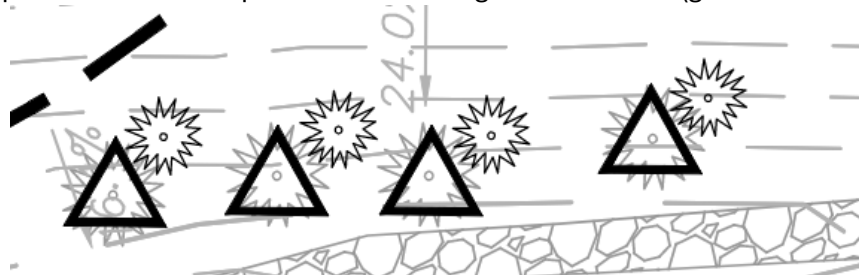
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Good Afternoon All – per the latest round of city comments, we have since revised our documents for resubmission for the minor amendment. I am attaching the files to this email per the request of Josue Loma’s review letter. A few specific things of note here regarding the latest comments:

- Grading Plan Comments:
  - The civil grading plans have been relabeled from “erosion control improvement plans” to “grading improvement plans” per my phone conversation with Moustafa yesterday (6.4.2024). I made it clear to Moustafa that the original site plan was done by a different engineering firm (Martin/Martin back in 2014-15) and we do not have access to those CAD files and have no simple way of making an amendment to those plans.
  - I have made it clear to various individuals at COA that the large “rock pile” in Area 5 is a prescriptive methodology prescribed by USACE to which the city has approved and okayed. Not sure why I keep seeing this comment, hope that it is clear to all.
- Landscape Plan Comments:
  - There is a comment asking for the trees that are dubbed to be relocated to be shown their relocation. Not sure how I can make this more clear (image below) with new bold trees in the same general location as existing, so I added to the legend for “existing trees to be relocated (location shown this plan)” and also “existing trees to be removed and replaced (in existing location)”. The whole idea is that for any tree to be removed or replaced for it to be replaced in the same general location (give or take a few feet).



- Mitigation chart with value added to cover sheet.

I saw some comments about the potential for needed additional minor amendments for more tree protection? This will not be happening.

**CenterPoint Engineering is respectfully requesting our approval on this minor amendment with this submission.** We have jumped through several hoops to get to this point and seems that we have been coordinating with someone new at the city with each new submission and round of comments including repeat comments because it seems as though individuals within the city are not communicating.

Thanks,

**John Oliveto, PE**

Project Manager

C 203.848.4830

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**From:** Josue Loma <jloma@auroragov.org>

**Sent:** Thursday, May 30, 2024 3:27 PM

**To:** John Oliveto <Joliveto@centerpoint-eng.com>

**Subject:** Resubmittal Required for MA #2014-4011-03 - FOREST TRACE PA 1 AND 2 - SP AM

Hello John,

Thank you for your initial submission of the minor amendment application (MA) for FOREST TRACE (2014-4011-03).

We have reviewed your plans and attached our comments in the review letter and associated redlines. At this time, a resubmittal is required to proceed with your project. Please revise your previous work and **email** me a new submission on or before **Thursday, June 13, 2024** – please note that a submittal will be accepted after this date.

If you have any comments or concerns, please do not hesitate to contact me. Also, please contact each reviewer directly regarding their review comments - each reviewers contact information is provided in the comment letter.

Best Regards,

**Josue Loma**

Planning & Development Services | City of Aurora

Pronouns: he/him/his

Kindly note that I am contracted to work on Monday, Wednesday, and Friday from 8 AM – 5 PM, so I will respond to emails only on those days.

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15151 E. Alameda Parkway, Ste. 2300  
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May 30, 2024

John Oliveto  
Centerpoint Engineering LLC.  
1626 Cole Blvd, Ste 125  
Lakewood, CO 80401

**Re: Initial Submission Review – Forest Trace PA 1 and PA 2 - Site Plan Amendment**  
**Case Number: 2014-4011-03**

Dear John:

Thank you for your initial submission, which we started to process on Thursday, May 16, 2024. We have reviewed it and attached our comments along with this cover letter.

Since several important issues remain, you will need to make another submission. To stay within the typical review timeframes, please revise your previous work and **email** me a new submission on or before Thursday, June 13, 2024 (but you may still submit after this date).

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item and **email** your resubmittal to me. 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.

If you have any comments or concerns, please don't hesitate to send an email or give me a call. I may be reached at [jloma@auroragov.org](mailto:jloma@auroragov.org) or 720-346-2145. Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

Josue Loma, Planner  
City of Aurora Planning Department

cc: File: K:\\$MA\2014-4011-03 Forest Trace PA 1 and PA 2\Rev1



## Initial Submission Review

### PLANNING DEPARTMENT COMMENTS

#### **1. Planning** (Josue Loma / 720-346-2145 / [jloma@auroragov.org](mailto:jloma@auroragov.org) / Comments in teal)

1A. Please note that planning approval is contingent upon the approval of all disciplines referenced in this letter.

#### **2. Forestry** (Becky Lamphear / 303-739-7178 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

Please note that comments were made to Landscaping Set.

2A. Page 1, Sheet 0:

- You will need to include aftercare for spaded trees within the site plan amendment.
- Please include the tree mitigation table provided below

Forest Trace Tree value estimates Colorado Tree Consultants 02/14

Tree#	24	4.5	Ponderosa pine	Mitigation inches	Mitigation value
<b>Total</b>				<b>2.43</b>	<b>\$1459</b>

#### **3. Landscaping** (Ariana Muca / 303-739-7259 / [amuca@auroragov.org](mailto:amuca@auroragov.org) / Comments in bright teal)

Please note that comments were made to Landscaping Set.

3A. Page 1, Sheet 0:

- Please update the introduction letter and site plan
  - The introduction letter outlines 47 trees are to be revised/replanted. These 47 trees will need to be shown in their new location on the site plan. If it is on a different site plan set. That site plan will need to come in for a minor amendment and be completed ahead of this one.
- Please show where the trees that are dubbed to be "relocated" will be relocated on the site plan set. Please update plant schedules accordingly.

#### **4. Utilities** (Dean Kaiser / 303-739-7584 x37584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in red)

4A. Approved.

#### **5. Civil Engineering** (Moustapha Agrignan / [magrigna@auroragov.org](mailto:magrigna@auroragov.org) / Comments in green)

Please note that comments were made to Grading Set. Please note that the Drainage Letter was not reviewed as part of the site plan application, instead it was reviewed as part of **civil plans RSN 1782275**.

5A. Page 1, Sheet 24:

- Advisory note: A Civil Plan Revision is required. The Site Plan Amendment won't be approved until the Civil Plan revision is submitted. Please provide the RSN number for the Civil Plan revision.
- Provide/show proposed grading on the grading plan. These sheets are erosion control and/or landscaping sheets.

5B. Page 6, Sheet 29:

- This should be a max. 3:1 slope or identify this as a retaining wall. A retaining wall in the residential area cannot exceed 4 feet.