

June 11, 2018

Ms. Sarah Wieder
City of Aurora, Planning and Development Services Department
15151 E. Alameda Parkway
Aurora, CO 80012

RE: High Pointe at DIA Commercial Site - Offsite Infrastructure Site Plan Minor Amendment to COA DA RSN #971529

Dear Ms. Wieder,

On behalf of RIDA Development Corporation, J3 Engineering Consultants is submitting this letter requesting a Minor Amendment to the approved Infrastructure Site Plan per the above-referenced approval number. The offsite infrastructure improvements project is part of the Gaylord Rockies Hotel and Convention Center located east of Himalaya Road and north of E. 64th Avenue. The regional roadway improvements consist of construction of the east half of the Himalaya Road, the full roadway section for the entry road to the hotel (Gaylord Rockies Boulevard), and construction of the north half of the 6-lane arterial roadway of E. 64th Avenue, from Dunkirk Road to E-470. The project comprises 17,100 Linear Feet (LF) of regional roadway improvements. This project also includes channel improvements to the West Fork of Second Creek and two water quality ponds. The entire project area comprises a total of approximately 50 acres.

We are proposing a minor amendment to the approved ISP to accommodate the following additions and/or changes needed on project:

1. Extension of Himalaya Road 100' north due to additional 5-acre land acquisition by RIDA Development for the Gaylord commercial site. Gaylord property line extended as well.
2. Water line on Himalaya Rd also extended 100' north to the terminal end of pavement.
3. West Water Quality/EURV pond shifted 20' north for improved grading ability and elimination of retaining walls and improvement of the custom outlet structure design.
4. Sanitary manholes were changed to 5ft diameter for the 15-inch sanitary sewer near Himalaya Rd.
5. Added a median cut on E. 64th Avenue near E-470 for better access to the Denver Water Facility.
6. Added a second median cut on E. 64th Avenue at station 132 + 00 for the future Liverpool Intersection, south side only.
7. The stormwater outfall discharge from the East Water Quality/EURV pond was modified to improve grading of the ditch within E-470 Authority jurisdictional area (per their request).



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8. The Landscaping Plan for Gaylord Rockies Blvd was revised for some cost savings while still exceeding City standards and the overall lush aesthetics desired by the developer.
9. Grading and landscaping changes are proposed within the View Corridor to accommodate extra soil material generated from the construction project. Approved SWMP plans are on-file.

The proposed amendment to the ISP documents still fully comply with the requirements set forth in the City of Aurora Site Plan and Stormwater Criteria and Standards Manuals and Urban Drainage Flood Control District Storm Drainage Criteria Manual, Volumes 1, 2 and 3.

We look forward to receiving your comments. Please contact me should you have any questions.

Regards,

J3 Engineering Consultants, Inc.

A handwritten signature in blue ink, appearing to read 'D E Barrentine', is written over a horizontal line.

Donna E. Barrentine, P.E.
Project Manager

cc: Jason Monforton, P.E., J3 Engineering
David Bray, RIDA Development Corp