

Planning Division
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February 15, 2023

Gretchen Awalt
FDG Lona Associates, LLC
240 Saint Paul Street, Ste 400
Denver, CO 80206

Re: 2nd Technical Submission Review – Forum Vista Creek – Master Plan, Site Plan and Final Plat
Application Number: **DA-2248-01**
Case Numbers: **2021-7009-00; 2021-4025-00; 2021-3051-00**

Dear Ms. Awalt:

Thank you for your second technical submission, which we began reviewing on January 30, 2023. We reviewed it 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.

Several issues remain and can be addressed in a technical review. Please revise your previous work and send us a new submission through the development review portal at www.aurora4biz.org.

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 let me know. I may be reached at (303)-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design
Brit Vigil, ODA
Filed: K:\SDA\2200-2299\2248-01tech2



2nd Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No additional comments were received from several outside agency groups nor from any adjacent property owners or registered neighborhood organizations.

2. General Comments

Avigation Easement

- 2A. Please re-sign the avigation easement attached to this letter. The language has been updated to reflect current standards. We can record this avigation easement with the final mylar set.

Site Plan

Sheet 4

- 2B. Please indicate a pedestrian crossing over the EVA access. Add ramps and crosswalks as appropriate.

Sheet 9

- 2C. This tree is over the sidewalk. Please revise and ensure the pedestrian walk along Gun Club is unobstructed.

Sheet 11

- 2D. Label as permanent emergency vehicle access per the meeting on 1/17.

3. Parking Issues

- 3A. Parking comments have been addressed.

4. Signage Issues

Site Plan

Sheet 1

- 4A. Apologies this was missed on the last review: Please fill in number of wall signs as 1 per building.

- 4B. Update permitted monument signs as 1 per street frontage.

- 4C. There appears to be only 1 monument sign on the site plan.

Sheet 4

- 4D. This appears to be the only monument sign on the plan. Please revise sheet 1 data block.

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

Sheet 8

- 5A. Remove these notes. Some are not needed for Site plan approval and others are duplicated on Sheet 7. No contractor notes.

Sheet 10

- 5B. These two areas are deficient in terms of screening the parking lot.

- 5C. While plants have been provided here, the proposed plant material Yucca and the Juniper will not get 3'-4' tall and provide the required screening. Ornamental grasses may not be used to screen the parking but can be used as accents to supplement the landscaping used to screen the parking.

Sheet 11

- 5D. Add a parking lot island tree in the locations shown.

- 5E. Add 1 more shrub as the grasses are 1 gallon and count as (3) one-gallon plants to one shrub.

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.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan Comments

Sheet 1

- 7A. Add a note indicating if the storm sewer system is public or private and who will maintain it.

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

Site Plan Comments

Sheet 2

- 8A. Per TIS signalization of intersections is warranted by 2045

Add notes:

29. The intersections of 5th Avenue and Gun Club Road and 6th Avenue and Gun Club Road are potential candidates for a future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:

(Applicant/owner name, address, phone) shall be responsible for payment of 25% of the traffic signalization costs for the intersections of 5th Avenue and Gun Club Road and 6th Avenue and Gun Club Road, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of the Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movements and 50% of right-turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant/owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirements.

30. Applicant shall provide 3" conduit for future fiber with pull boxes @ max 750' spacing along all arterial streets. Locate pull boxes at minimum at proposed conduit ends, and at one corner of each intersection.

8B. Sheet 4

- 8C. 50' storage shown in the TIS.

- 8D. This fire lane access cannot co-exist with the 5th Ave intersection. Label access as temporary until 5th Ave is constructed.

- Note from the Case Manager: Please reach out to your Traffic Engineering Reviewer to clarify that this access is intended to be permanent. Per our discussion on 1/17/23.

- 8E. Clarify fire lane extends to the south and that there is an access agreement that allows emergency/public access.

Sheet 5

- 8F. Callout the left turn storage and taper.

- 8G. Callout the 50' left turn storage and add taper length.

Traffic Impact Study Comments

- 8H. Comments provided on 2/8/2023:

- 8I. This Site Plan shown in Figure 2 is not consistent with the actual site plan.

- 8J. 50- as agreed upon via email chain 12/27/2022.

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

Utility Conformance Letter Comments

- 9A. The adopted codes need to be updated to 2015 per the redlines.



10. Aurora Water (Chong Woo / 303-739-7249 / ddpershi@auroragov.org / Comments in red)

Site Plan Comments

Sheet 6

- 10A. The model shows the water line connection to the south. Provide a stub for future connection.
- 10B. The inlets were correct in the previous submittal. Because they are collecting ROW flows, they should be public.

Utility Conformance Letter Comments

- 10C. The section highlighted in the redlines is not shown on the site plan.
- 10D. Clarify that some of these are for Lamar Landing.
- 10E. Where is this location? It should match the civil plan. See several instances of this comment throughout.
- 10F. Add a circular diagram.
- 10G. The model shows the connection to the south.
- 10H. See pages 12 and 14. Is this the location for the first sanitary analysis?
- 10I. Is this the location for the second sanitary analysis?
- 10J. Provide an analysis at the junction.
- 10K. Shouldn't we add the Vista Creek number here too?

11. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Site Plan Comments

Sheet 4

- 11A. If any portion of the retaining wall or monument sign is within the utility easement a license agreement may be required (Typical).
- 11B. May require a license agreement if obstructing the fire lane and access easement?

Final Plat Comments

- 11C. 1.) Provide Certificate of taxes due.
2.) Provide a copy of the title work referenced below and dated November 8, 2022 (must be dated within 120 days of the plat acceptance date.
Provide the updated Title Commitment.
- 11D. Label all publicly dedicated roads within 1/2 mile of the site per COA Subdivision Plat Checklist (Typical).
Per COA 2022 Subdivision Plat checklist
3. VICINITY MAP Put on Sheet 1.
The vicinity map must show the outline of the property being subdivided and its relationship to existing street rights-of-way (with street name labels) within a ½ mile. Include a north arrow and distance ratio. If not to scale, add a label stating "NTS".
- 11E. Generally accepted standard to rehabilitate this aliquot monument with a properly stamped cap also
Describe what the cap is on.
1.6.M. Description of Monuments.
Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide “a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey.”
1. Purpose. The purpose of this statute is to identify the physical attributes of the monuments and caps set or found during the original survey and subsequent retracement surveys.
2. Acceptable description of monuments. Description of monuments found or set should include, but not be limited to the physical attributes and size of the monument, and the physical attributes and size of the cap.
- 11F. Generally accepted standard to rehabilitate this aliquot monument with a properly stamped cap.



12. Storm Drainage (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

12A. Advisory Note: Storm Drainage Development Fees: 9.128-acres – 0.395-acres dedicated to the city for street ROW = 8.733-acres.

- 8.733-acres x \$1,242.00 per acre = \$10,846.39 due at time of plat recordation.
- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.