

Planning Division
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January 3, 2023

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

Re: 1st 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 first technical submission, which we began reviewing on November 4, 2022. 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\2248-01tech1



1st 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. The avigation easement and exhibit has been routed for recordation with the City Clerk's Office. If staff needs additional information, I will coordinate with you via email.

Site Plan

Sheet 1

- 2B. Typical for all rows in the Site Plan Data Block: update the items for an interim condition (EVA) and final build out conditions.

Sheet 4

- 2C. A workshop meeting with staff may be helpful to coordinate this EVA drive and the alternative sanitary configuration expectations. Please coordinate with Brit Vigil and I to set up a discussion.
- 2D. As this is an interim condition, please add sheets that show "Interim Condition" only. The main site plan sheets (including grading, utilities, landscaping, and photometric) should all show final build out. Please ensure all other interim aspects of this change (sanitary routing) are included in the interim conditions sheets.
- 2E. Has this condition been discussed in the Traffic Study? How will it impact the intersection of 5th and Gun Club?
- 2F. Photometric plan does not show the EVA. Add a separate sheet showing the interim condition of the EVA.

3. Parking Issues

Site Plan

Sheet 1

- 3A. Parking count remains unchanged; however, the EVA removed several spaces. Please update.

4. Signage Issues

- 4A. Signage issues have been resolved.

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

Sheet 7

- 5A. Add this table back to the plan set. This table is still applicable. There should be two tables or update this table to accommodate two alternatives. One without the sanitary line installation and the required trees and the second all shrub material in the event the sanitary line is required. These alternatives should also consider the fact that the access point now being provided is supposedly ONLY temporary.

Sheet 8

- 5B. Revise these General Landscape Notes to ONLY include any city department required notes like Building Life Safety, Traffic etc. as well as the 5 required landscape notes as found in the Landscape Reference Manual and notes regarding the mulch treatments.
- 5C. No contractor notes.

Sheet 10



- 5D. This cannot be all native seed. The UDO allows for native seed but not entirely. This must also contain shrubs. Refer to UDO Section 146-4.7.5.C. Please update the plan and the street table accordingly.
- 5E. Show the sidewalk along here.
- 5F. Tree on the top of the storm pipe.
- 5G. Please make the match line look more like a dashed line. It appears to be solid.

Sheet 11

- 5H. Please make the match line look more like a dashed line. It appears to be solid.
- 5I. Can the storm line be shifted outside of the parking lot island. If not, the tree is sitting on top of a storm line.
- 5J. This cannot be all native seed. The UDO allows for native seed but not entirely. This must also contain shrubs. Refer to UDO Section 146-4.7.5.C. Please update the plan and the street table accordingly.
- 5K. If this is temporary, then label it as such. If it is permanent, then the minimum buffer width of 10' is not being met.
- 5L. 6 shrubs.
- 5M. What is the item called out on the redlines.
- 5N. While it is understood that should the sanitary line need to route through the buffer, trees can not be installed. However, provide the required trees and an alternative design concept in the event the sanitary line does have to go through the buffer and provide a note to use the alternative option only in that instance. Provide a separate buffer table that documents compliance with code requirements for the buffer utilizing all shrubs. Don't eliminate the trees unless it is known that the sanitary line has to go through the buffer.
- 5O. Dimension and label the buffer.
- 5P. The junipers will not get tall enough to screen the parking lot.

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. The Site Plan will not be approved by Public Works until the preliminary drainage report is approved.

8. Traffic Engineering (Kyle Morris / 720-587-2668 / kdmorris@auroragov.org / Comments in amber)

Site Plan Comments

Sheet 4

- 8A. Show the entire ultimate intersection laneage consistent with the TIS, including the southbound left turn, typical.
- 8B. Callout the lane tapers and storage lengths.
- 8C. Show the interim condition on a separate sheet.
- 8D. Label the access type, full movement, right-in/right-out, etc.

Traffic Impact Study Comments



- 8E. Note that storage lengths may be reduced to meet calculated queue lengths with a minimum storage length of 50'.
- 8F. Need to maintain the existing separate NB right turn lane, update the analysis.
- 8G. See other comments throughout the report.

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

Site Plan Comments

Sheet 6

- 9A. Provide Maxi-Force collapsible bollards. Provide chain and collapsible bollard detail.
- 9B. Provide fire lane signage.
- 9C. The adopted codes are the 2015 IFC & 2013 NFPA013, typical.

Utility Conformance Letter Comments

- 9D. Provide a data table showing the fire flow demands by land use type for the system modeling. (Residential, Commercial, (Multifamily) & Industrial; 1500, 2500, 3500, respectively).
- 9E. The adopted codes are the 2015 IFC and 2013 NFPA-13.
- 9F. Change 13 to 13R.
- 9G. Check the table called out on the redlines. B105.1 is one- and two-family dwellings, Group R-3 and R-5 buildings and townhomes.
- 9H. Check the table called out on the redlines. C105 is referenced standards.

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

Site Plan Comments

Sheet 6

- 10A. Per the Master Utility Conformance Letter, the sanitary connection will be at PA-10 (MH-08) of the Lamar Landing MUS. Show extension of this sanitary main to this point. If location changes in future, will require MUS update and Site Plan amendment. Dimension the 10' easement width.
- 10B. The storm configuration has changed since the last submittal. Further clarification of the inlet vs outlet is needed.
- 10C. It appears comments on the Master Utility Conformance Letter from March 8, 2022 were not addressed. Please respond at the next submission. See additional comments related to this item on this submittal.
- 10D. This storm line should be private, not public.
- 10E. Add an isolation gate valve.
- 10F. Sanitary has been extended too far. Move to the inside of the property boundary.
- 10G. Show the limits of E 6th Ave ROW.
- 10H. The sanitary main does not exist. Please remove the note.
- 10I. Leaders for the meter and hydrant are not correct.
- 10J. An alternative note is not allowed. See the other comments on this page.
 - Note from the Case Manager: it may be helpful to have a workshop meeting to discuss how staff wants to see the proposed routing and emergency access included with this submission to be clear on future submissions.

Utility Conformance Letter Comments

- 10K. See previous comments from March 8, 2022 submission.
- 10L. Provide the EDN for each.
- 10M. Why are two different peaking factors used? Using 4.0 exceeds the capacity of the SSOS3 Basin.

11. PROS (Alex Grimsman / 303-739-7154 / agrimisma@auroragov.org / Comments in mauve)

- 11A. PROS comments have been addressed.



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

Site Plan Comments

Sheet 1

- 12A. Remove the highlighted text from the title.

Sheet 4

- 12B. Add the reception number for the right-of-way, typical through the site plan.

Final Plat Comments

- 12C. Provide the Certificate of Taxes due.
- 12D. Provide the updated Title Commitment.
- 12E. Label all publicly dedicated roads within ½ mile of the site per COA Subdivision Plat Checklist.
- 12F. 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. Label all publicly dedicated roads within ½ mile of the site per COA Subdivision Plat Checklist, typical.
- 12G. Please see the comments, edits, and corrections noted on the redlines.

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

- 13A. 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 upon the total landscaped area.