

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



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January 25, 2021

Kevin Smith
Westside Investment Partners, Inc
4100 Mississippi Ave Ste 500
Denver, CO 80246

Re: Initial Submission Review: Gun Club Road - Site Plan and Plat
Application Number: **DA-1746-27**
Case Numbers: **2020-6066-00; 2020-3067-00**

Dear Mr. Smith:

Thank you for your initial submission, which we started to process on December 28, 2020. 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.

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 February 17, 2021.

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 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy and Mile High Flood District Comments, Required Site Plan Notes

cc: Greg Proulx - Martin Martin 12499 W Colfax Ave Lakewood, CO 80215
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\1746-27rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Show proposed easements and right-of-way per High Point Hyde Preliminary Plat (Planning)
- Include all proposed right-of-way and lots in Site Data (Planning)
- Add pedestrian ramps, sight triangles and signal easements (Traffic)
- Include pond and maintenance access in the Site Plan (Engineering and Water)
- Adjust hydrant locations (Life/Safety)
- Revise the plat per the Subdivision Plat checklist and start easement dedication(s) (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to three (3) adjacent property owners, one (1) community association and eight (8) outside agencies. No comments were received from any adjacent property owners. Three responses were received from outside agencies and are included or attached to this letter. Please provide responses to each specific comment or question within the response letter for your next submission.

2. Zoning and Land Use Comments

- 2A. The site data needs to match the plat. Revise to include all of the proposed lots and right-of-way.
- 2B. There is a detention pond shown on the Site Plan that is not included in the Site Plan boundary or the site data. Revise to include the pond, as well as the maintenance access in the plans.
- 2C. There is a section of Possum Gully immediately south of 64th Avenue that is not included in the Possum Gully plat or High Point Subdivision Filing No. 1. Please include that area in this plat.
- 2D. Include/discuss the phased improvements that will be required for individual lot development. Add to the Infrastructure Notes on Sheet 3.
- 2E. Add a note that individual lot development is subject to approval of a future Site Plan.
- 2F. Confirm the underlying ownership and ensure all are listed and have signature blocks on the Plat and Site Plan.
- 2G. Revise the Letter of Introduction to be more descriptive. Include a discussion of the proposed lots, dedication of right-of-way and provide context to adjacent site or infrastructure plans. The letter should also discuss how the proposed application meets the criteria for approval found in UDO Section 146-5.4.2.A.3.

3. Streets and Pedestrian Issues

- 3A. Is the Gun Club Road right-of-way to be dedicated by separate document or plat? Revise conflicting labels.
- 3B. The plans do not include easements and right-of-way as per the High Point-Hyde plans. Please revise to be consistent.
- 3C. Show the access points per the 64th Avenue ISP. Identify proposed access points for each lot and include trigger(s) for off-site access such as 63rd or 65th Avenues.
- 3D. The 64th Avenue and Denali Road right-of-way will be recorded in the near future. Please add the reception numbers to the Site Plan.

4. Completeness and Clarity of the Application

Site Plan

- 4A. Add the legal description on the cover sheet.
- 4B. Ensure list of property owners is accurate and that each has a signature block. Does Hyde Development (et. al) own any of the land included in the Site Plan?
- 4C. Revise the vicinity map to show the Aurora City Limits and the adjacent unincorporated Adams County.
- 4D. Include all required site plan notes (see attachment).
- 4E. Show and label existing and proposed easements.



- 4F. Make lot lines more distinguishable and all lot references consistent with the plat.
- 4G. Add adjacent plat information or label “Unplatted.”
- 4H. Show at least 200’ adjacent to the proposed lots to provide context.

5. Landscaping Issues

- 5A. Combine the Street Tree and Curbside Landscape Tables.
- 5B. Clarify the shrub and grass counts in the curbside landscape.
- 5C. Review the comments about the landscape notes and revise as needed.
- 5D. Add a water use column to the plant schedule.
- 5E. Provide landscape for the entire length of Gun Club Road. Add a note that the curbside landscape for 68th Avenue will be designed by a separate site plan.
- 5F. Show all existing and proposed easements.
- 5G. Add all symbols to the legend, as well as, existing and proposed fire hydrants and street lights.
- 5H. Revise reference to “Right-of-Way” landscape to “Curbside” landscape.

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

- 7A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 7B. Include the water quality pond on the plans. Show/label the drainage easement, maintenance access, access easement for maintenance access, and the 100-year water surface elevation.
- 7C. Right-of-way must be recorded prior to Site Plan approval.
- 7D. Clarify how transitions and interim conditions will be addressed.
- 7E. Clarify if a swale is proposed along the west side of Gun Club Road. If so, a minimum 2% slope is required or provide a concrete pan.
- 7F. A 20’ radius is required for lot corners.
- 7G. Label slopes, curb return radii, curb ramps,
- 7H. Show water quality pond south of 64th Avenue on Sheet 5.
- 7I. Label the flowline and right-of-way of the cul-de-sac.

Final Plat

- 7J. Provide a 20’ lot corner radius at 68th Avenue; and, a 25’ radius at 64th Avenue.

8. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Site Plan

- 8A. Add pedestrian ramps at intersections.
- 8B. The speed limit for Gun Club Road will be 30 mph.
- 8C. Label the taper transition and use a 35 mph design speed. Ensure striping is consistent with the Roadway Manual and MUTCD.
- 8D. Add 100’ left turn lanes in striping to 65th/66th Avenue. See additional striping comments on redlines.

Final Plat

- 8E. Revise right-of-way linework at the 64th Avenue and Denali Road intersection as shown on the redlines.
- 8F. Traffic signal easements are required at each corner of the above intersection.

**9. Fire / Life Safety** (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)*Site Plan*

- 9A. Add or relocate hydrants as shown on Sheets 4 and 5 of the redlines. Make adjustments on all applicable sheets.
- 9B. Show hydrants on landscape plans.
- 9C. Verify with Public Works Engineering that the cul-de-sac meets the applicable Roadway Standards.

10. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)*Site Plan*

- 10A. Show how the pond will be accessed. Provide access to the bottom of the pond and the top of the outlet structure. Access longer than 150' must have a second point of connection or other approved turn around method.
- 10B. Clarify whether water and storm mains along 68th Avenue are existing or part of a separate submittal.
- 10C. Are there site plans to ensure the stubs are in appropriate areas and do not cross steep slopes?
- 10D. Advisory comment: Pipe material is dependent on-site specific resistivity.

11. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)*Site Plan*

- 11A. Dedicate off-site easements by separate document. Contact Andy Niquette (aniquett@auroragov.org) for the easement issues. Please note that the Site Plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Final Plat

- 11B. Move the preamble and dedicatory language to the cover sheet. Add a reference to the legal description provided on Sheets 2-3.
- 11C. Revise language to be consistent with the Subdivision Plat checklist and add all required notes.
- 11D. Owner names need to be the same as referenced in the Title Commitment.
- 11E. Provide the closure sheets for the legal description.
- 11F. Add block designations throughout.
- 11G. Add the centerline monument note to the Legend.
- 11H. Add the bearings and distances for Gun Club Road.
- 11I. Fill in the reception numbers and make revisions as noted on the redlines.

12. Revenue/Aurora Water/Taps (Diana Porter / dsporter@auroragov.org / 303-739-7395)

12A. Storm Drainage Development fees due:	Parcel A	23.153 acres x \$1,242.00 = \$ 28,756.02
	Parcel B	10.038 acres x \$1,242.00 = \$ 12,467.19
	Parcel C	14.796 acres x \$1,242.00 = \$ 18,376.63
	Parcel D	19.250 acres x \$1,242.00 = \$ 23,908.50
	Total due	= \$ 83,508.34

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

- 13A. See attached comment letter.

14. Mile High Flood District (David Skuodas / submittals@udfcd.org)

- 14A. See attached comment letter.

15. Adams County Community and Economic Development (Layla Bajelan / LBajelan@adcogov.org)

- 15A. Thank you for including Adams County in this review. It does not appear that any Adams County roads will be affected as a result of this development, therefore the County has no comment on this proposal.



Right of Way & Permits

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

January 18, 2021

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

Attn: Deborah Bickmire

Re: Gun Club Road – High Point East Subdivision Filing No. 4, Case # DA-1746-27

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans and plat for **Gun Club Road – High Point East Subdivision F4** and requests 10-foot wide utility easements within these areas:

- abutting Gun Club Road, East 64th Avenue, and the south property line within Parcel D Lots 4 and 5
- abutting Gun Club Road, East 64th Avenue, and the north property line within Parcel A Lots 1 and 2
- abutting East 64th Avenue, Denali Street, and the north property line within Parcel B Lot 3
- abutting East 64th Avenue, Denali Street, and the south property line within Parcel C Lot 6

The property owner/developer/contractor must complete the application process for any new electric service for street lighting (for example), or modification to the existing underground electric distribution facilities within the East 64th Avenue right-of-way via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

PSCo also owns and operates an existing high-pressure natural gas transmission pipeline within the East 68th Avenue right-of-way. Should there be any activities within this area, there must be an engineering review by PSCo's Encroachment Team (upload all files in PDF format) at:

https://www.xcelenergy.com/working_with_us/builders/encroachment_requests

(click *Colorado* if necessary). An engineer will then be in contact to request specific plan sheets.

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:	106325
Submittal ID:	10005614
Partner ID:	1508381
MEP Phase:	Referral

Date: January 19, 2021
To: **Plans Review**
Via email
RE: MHFD Referral Review Comments

Project Name:	Gun Club Road at 64 th
Location:	Aurora
Drainageway:	Possum Gully

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:

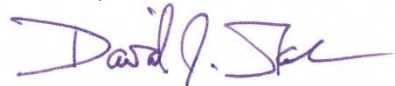
- Outfall to Possum Gully

We have the following comments to offer:

- 1) If the existing pond at the south proposed temporary roundabout is intended to be filled in then this would be a good time to complete the fill.
- 2) When designing the outfall for the street drainage, include toe walls, a riprap apron with appropriate sizing calculations, and follow MHFD criteria for the outfalls that will drain to Possum Gully.

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

Sincerely,



David Skuodas, PE, CFM, LEED AP
Watershed Manager
Mile High Flood District



Required Site Plan Notes

(Copy applicable notes to your Site Plan)

1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code.
3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."
4. "Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 60% of all building entrances shall be the most practical direct route. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36", and shall be painted with white stripes. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1. *(Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).*
5. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
7. All crossings or encroachments by private landscape irrigation lines or systems and/or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities
8. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
10. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding

screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.

11. Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
13. All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
14. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.
15. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc., are not allowed to encroach into any easement or fire lane.
17. *(This note is required only when applicable)--*
Attention Building Department: An acoustic analysis, prepared by an acoustic expert, and prepared according to the Planning Application Guidebook instructions, will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding Ldn ____ (Ldn value to be determined for each project) under worse-case noise conditions.
18. *(This note is required only when applicable)--*
The vendor of any future sale of the real property shall provide the required notice per City Code Section 146-1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.
19. *(This note is required only when applicable) --*
State any requested waivers of development standards and the applicable terms and conditions pursuant thereto.

20. *For proposed auto repair/service uses, add the following note:*
- There will be no outside, overnight storage of vehicles on the site.
21. *For proposed auto sales lots, add the following notes:*
- No loading and unloading of vehicles will be allowed in the public rights-of-way.
 - No parking or sale of display vehicles will occur in the public rights-of-way.
 - No vehicle shall be parked, stored or displayed for purpose of sale in the designated display spaces that shows evidence of having flat tires or has exterior body damage that is obviously visible from public rights-of-way.
 - No vehicle ramp display equipment will be allowed on the site and no vehicle(s) for display or sale shall be mounted on vehicle ramp display equipment.