

March 13, 2023

Dan Osoba  
City of Aurora, Planning Department  
15151 E. Alameda Parkway, 2nd Floor  
Aurora, Colorado 80012

**Re: 2<sup>nd</sup> Technical Submission Review – Lona / 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 Mr. Osoba:

Thank you for the comments on the Vista Creek Apartments Pre-Application which we received on February 16, 2023. We have reviewed all the comments and have addressed them in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,  
Norris Design



Diana Rael  
Principal

2<sup>nd</sup> Technical Submission Review Comments

**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.

**Response: Comment noted, thank you.**

**2. Completeness and Clarity of the Application**

*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.

**Response: The revised Avigation Easement has been signed and is included with this submittal.**

*Site Plan*

*Sheet 4*

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

**Response: Pedestrian crossing over EVA indicated. Sidewalk now extends across EVA. Truncated domes have been placed on both sides. Curb ramps are not needed as the sidewalk and EVA will be at an elevation that meets accessibility requirements without a proposed ramp.**

*Sheet 9*

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

**Response: Planting conflict resolved.**

*Sheet 11*

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

**Response: Revised.**

**3. Parking Issues**

3A. Parking comments have been addressed.

**Response: Comment noted, thank you.**

**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.

**Response: Revised, per comment.**

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

**Response: Revised, per comment.**

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

**Response: Revised, per comment.**

*Sheet 4*

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

**Response: Revised, per comment.**

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.

**Response: Notes removed.**

Sheet 10

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

**Response: Shrubs have been added in these areas and evergreen trees shifted to properly screen 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.

**Response: The planting in this area has been updated to be tall enough to sufficiently screen the parking lot.**

Sheet 11

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

**Response: Trees added.**

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

**Response: Shrub added.**

6. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

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.

**Response: Addressing was confirmed in July of 2022, Phil Turner has confirmed that no additional information is needed.**

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.

**Response: The system will be privately owned and maintained, but easements will allow for public access, should it be needed. A note (#29) with this information has been added to sheet 2 of the Site Plan set.**

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.

**Response: Noes have been added to Cover Sheet.**

Sheet 4

8C. 50' storage shown in the TIS.

**Response: Plans now show 50' left turn storage length.**

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.

**Response: Applicant team and the City had a meeting regarding this comment on 03/01 to resolve. Outcome of the meeting as follows:**

***The EVA Access infrastructure behind the Right of Way line is permanent and can remain on the project as currently designed for the lifetime of the development. The EVA tie in to Gun Club inside of City Right of Way is an interim condition that will need to be removed/ replaced when 5th avenue is built. The applicant was requested to provide the following note on the site plan: "Temporary access tie in to be removed by others when 5th Avenue is complete. Mountable curb shall be replaced with vertical curb at time of 5th Ave construction and concrete between sidewalk and curb shall be demolished and replaced with landscaping" City staff noted that additional site plan sheets / design documentation is not needed, the note will suffice.***

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

**Response: Fire lane easement will extend south and be proposed with the adjacent development. Future location shown for reference.**

Sheet 5

8F. Callout the left turn storage and taper.

**Response: Left turn storage and taper called out.**

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

**Response: 50' left turn storage and taper called out.**

Traffic Impact Study Comments

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

**Response: Comments resolved. See revised traffic impact study.**

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

**Response: Site plan updated to be consistent.**

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

**Response: Revised to 50'**

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.

**Response: Updated to 2015.**

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.

**Response: Utility plan now show a stub to south.**

10B. The inlets were correct in the previous submittal. Because they are collecting ROW flows, they should be public.

**Response: Revised to public.**

Utility Conformance Letter Comments

10C. The section highlighted in the redlines is not shown on the site plan.

**Response: Utility site plan now shows a water stub for future connection south.**

10D. Clarify that some of these are for Lamar Landing.

**Response: Additional annotation added indicating areas specific to Lamar Landing.**

10E. Where is this location? It should match the civil plan. See several instances of this comment throughout.

**Response: Overall sanitary plan exhibit has been updated to indicate specifically where flow master calculations were done. They are now associated with a number as well.**

10F. Add a circular diagram.

**Response: Circular diagram has been added.**

10G. The model shows the connection to the south.

**Response: Site utility plan now shows a stub for a future water main connection to the south.**

10H. See pages 12 and 14. Is this the location for the first sanitary analysis?

**Response: See revised overall sanitary exhibit in appendix C indicated locations where calculations were taken.**

10I. Is this the location for the second sanitary analysis?

**Response: See revised overall sanitary exhibit in appendix C indicated locations where calculations were taken.**

10J. Provide an analysis at the junction.

**Response: Analysis has been provided as requested.**

10K. Shouldn't we add the Vista Creek number here too?

**Response: Vista Creek number added to the indicated table.**

**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).

**Response: Noted.**

11B. May require a license agreement if obstructing the fire lane and access easement?

**Response: Noted. The bollard and chain is a function of the EVA to indicate it is not for use other than emergency vehicles.**

*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.

**Response: A Title Commitment and Certificate of Taxes Due will be provided once the Final Plat has been approved for recordation. We want to ensure that we don't pull these documents too early and have to renew them again once it comes time to record.**

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 1/2 mile. Include a north arrow and distance ratio. If not to scale, add a label stating "NTS".

**Response: Added street names, per comment.**

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.  
**Response: Added wording and stamping for set alloy cap monuments and size of rebar.**

11F. Generally accepted standard to rehabilitate this aliquot monument with a properly stamped cap.  
**Response: Added wording and stamping for set alloy cap monuments.**

**12. Storm Drainage** ([Diana Porter / 303-739-7395 / dsporter@auroragov.org](mailto: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.

**Response: Noted, thank you.**

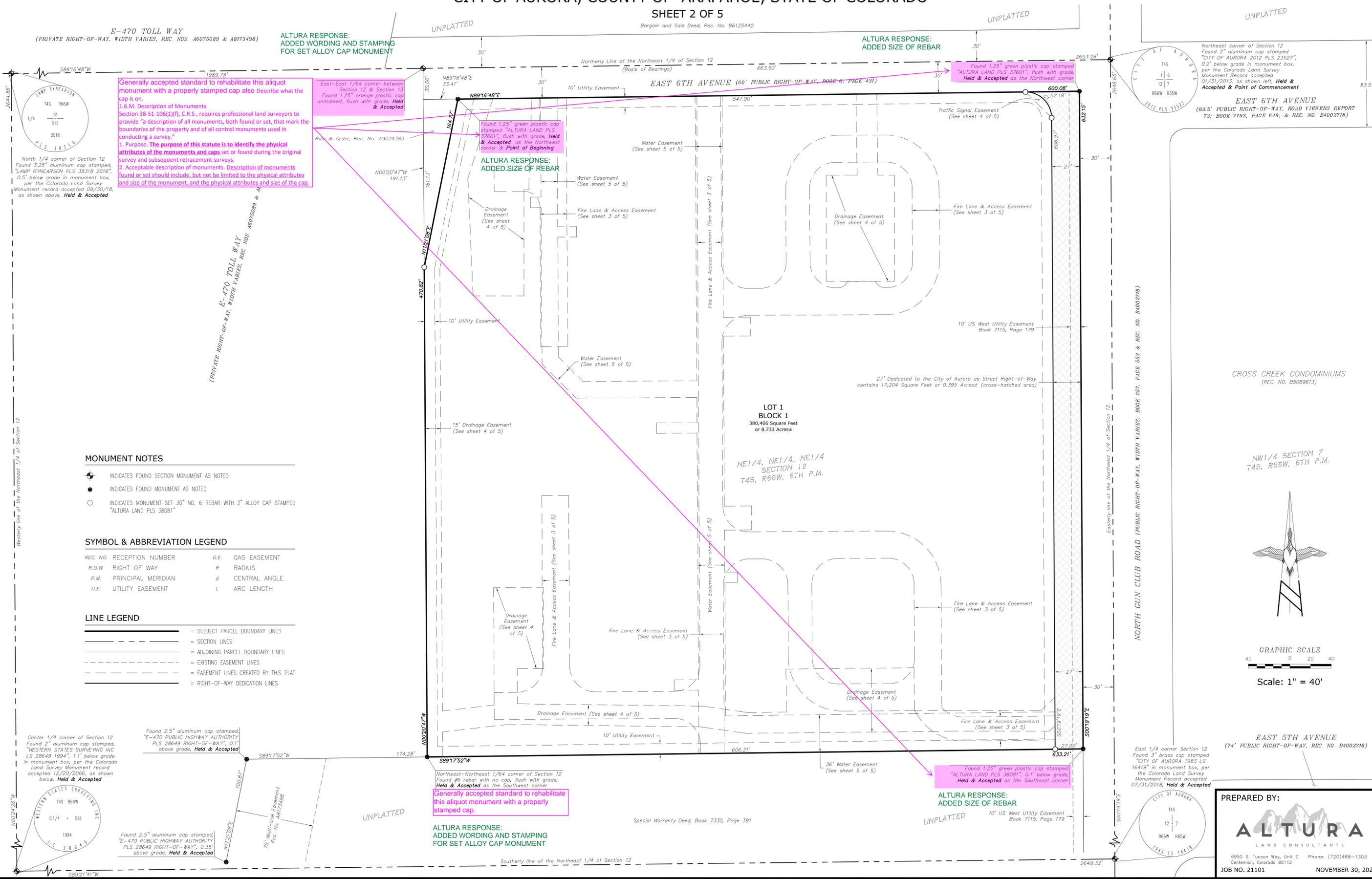


# VISTA CREEK SUBDIVISION FILING NO. 1

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 5

Bargain and Sale Deed, Rec. No. B6125442



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.

East-East 1/64 corner between Section 12 & Section 13  
 Found 1.25" orange plastic cap unmarked, flush with grade, Held & Accepted

Found 1.25" green plastic cap stamped "ALTURA LAND PLS 37601", flush with grade, Held & Accepted as the Northwest corner & Point of Beginning

Found 1.25" green plastic cap stamped "ALTURA LAND PLS 37601", flush with grade, Held & Accepted as the Northwest corner

Found 1.25" green plastic cap stamped "ALTURA LAND PLS 38081", 0.1" below grade, Held & Accepted as the Southeast corner

Generally accepted standard to rehabilitate this aliquot monument with a properly stamped cap.

ALTURA RESPONSE:  
 ADDED WORDING AND STAMPING FOR SET ALLOY CAP MONUMENT

### MONUMENT NOTES

- ⊕ INDICATES FOUND SECTION MONUMENT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES MONUMENT SET 30" NO. 6 REBAR WITH 2" ALLOY CAP STAMPED "ALTURA LAND PLS 38081"

### SYMBOL & ABBREVIATION LEGEND

REC. NO.	RECEPTION NUMBER	G.E.	GAS EASEMENT
R.O.W.	RIGHT OF WAY	R	RADIUS
P.M.	PRINCIPAL MERIDIAN	Δ	CENTRAL ANGLE
U.E.	UTILITY EASEMENT	L	ARC LENGTH

### LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- - - = SECTION LINES
- · - · - = ADJOINING PARCEL BOUNDARY LINES
- · - · - = EXISTING EASEMENT LINES
- · - · - = EASEMENT LINES CREATED BY THIS PLAT
- · - · - = RIGHT-OF-WAY DEDICATION LINES

Center 1/4 corner of Section 12  
 Found 2" aluminum cap stamped,  
 "WESTERN STATES SURVEYING INC  
 LS 28649 1994", 1.1' below grade  
 in monument box, per the Colorado  
 Land Survey Monument record  
 accepted 12/20/2006, as shown  
 below, Held & Accepted

Found 2.5" aluminum cap stamped,  
 "E-470 PUBLIC HIGHWAY AUTHORITY  
 PLS 28649 RIGHT-OF-WAY", 0.1"  
 above grade, Held & Accepted

Found 2.5" aluminum cap stamped,  
 "E-470 PUBLIC HIGHWAY AUTHORITY  
 PLS 28649 RIGHT-OF-WAY", 0.35"  
 above grade, Held & Accepted

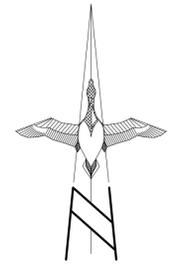
Northeast-Northwest 1/64 corner of Section 12  
 Found #6 rebar with no cap, flush with grade,  
 Held & Accepted as the Southwest corner

Northeast corner of Section 12  
 Found 2" aluminum cap stamped  
 "CITY OF AURORA 2012 PLS 23527",  
 0.2' below grade in monument box,  
 per the Colorado Land Survey  
 Monument Record accepted  
 07/31/2013, as shown left, Held &  
 Accepted & Point of Commencement

EAST 6TH AVENUE  
 (83.5' PUBLIC RIGHT-OF-WAY, ROAD VIEWERS REPORT  
 73; BOOK 7793, PAGE 649; & REC. NO. B4002718)

CROSS CREEK CONDOMINIUMS  
 (REC. NO. B5089613)

NW1/4 SECTION 7  
 T4S, R65W, 6TH P.M.



GRAPHIC SCALE  
 40 0 20 40

Scale: 1" = 40'

East 1/4 corner Section 12  
 Found 3" brass cap stamped  
 "CITY OF AURORA 1983 LS  
 16419" in monument box, per  
 the Colorado Land Survey  
 Monument Record accepted  
 07/31/2018, Held & Accepted

EAST 5TH AVENUE  
 (74' PUBLIC RIGHT-OF-WAY, REC. NO. B4002718)

PREPARED BY:

6950 S. Tucson Way, Unit C Phone: (720)488-1303  
 Centennial, Colorado 80112  
 JOB NO. 21101 NOVEMBER 30, 2021