

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



May 31, 2022

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

**Re: Fourth 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 fourth submission, which we began reviewing on April 8, 2022; apologies for the delay on returning this review letter to you. 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](http://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](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design  
Diana Rael, Norris Design  
Brit Vigil, ODA  
Filed: K:\SDA\2200-2299\2248-01rev4



## Fourth 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. Completeness and Clarity of the Application**

##### *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 5*

- 2B. Is there concern that the access will not be provided from the south? The access is required per the Lamar Landing Master Plan and PIP as a public access easement.

###### *Sheet 9-11*

- 2C. Update the matchline sheet numbers and enlargement callouts. The sheets have shifted since these were added.

#### **3. Signage Issues**

##### *Site Plan*

###### *Sheet 1*

- 3A. You are permitted 1 wall sign or monument sign per street frontage (146-4.10.4). This property has 2 street frontages, so the maximum number of wall/monument signs is 2 at 96 s.f. each. Update this table and elevations accordingly.

###### *Sheet 10*

- 3B. Change "to be determined" to "per UDO standards".

#### **4. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

##### *Sheet 9*

- 4A. The design standards state that the monument sign will have 50% evergreen trees as a backdrop.  
4B. Adjust the landscaping due to the presence of a transformer.  
4C. A tree is required and 6 shrubs.  
4D. A tree is required in the parking lot island. Adjust the other two trees slightly north.

##### *Sheet 10*

- 4E. Deciduous canopy tree. See the redlines.

##### *Sheet 11*

- 4F. 6 shrubs. See the redlines.

#### **5. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 5A. 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**

### **6. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

#### *Site Plan Comments*

##### *Sheet 1*

- 6A. The Site Plan will not be approved by Public Works until the preliminary drainage report is approved.

##### *Sheet 4*

- 6B. Easements need to be dedicated by plat.

##### *Sheet 5*

- 6C. The 0.5' is between the back of sidewalk and the ROW. Refer to the Standard Details S1.5.  
6D. A drainage easement for offsite storm sewer is required.  
6E. Provide the proposed grading for the access road.

##### *Sheet 22*

- 6F. This will be a public document and must be able to be duplicated. Remove the copyright.  
6G. Add a note that the street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the Civil Plan submittal.  
6H. SL-4 is for arterial roadways. 6<sup>th</sup> Ave is a local street, so SL-1 is the correct label and luminaire standard.

#### *Final Plat Comments*

- 6I. Why are all the easements being dedicated by separate document when the site is being platted? This may not be acceptable to Real property. Please reach out to Darren Akrie ([dakrie@auroragov.org](mailto:dakrie@auroragov.org)).

### **7. Traffic Engineering** (Kyle Morris / 720-587-2668 / [kdmorris@auroragov.org](mailto:kdmorris@auroragov.org) / Comments in amber)

#### *Site Plan Comments*

##### *Sheet 4*

- 7A. On-street parking will not be permitted within the intersection influence area (adjacent to the turn lanes and tapers).  
7B. Show the turn lane taper as well.  
7C. This lane configuration seems off. Provide a 14' westbound thru (including 2' gutter), a 12' eastbound left, and a 14' eastbound thru right (including 2' gutter).  
7D. Dimension the full pavement and lane widths, typical.

##### *Sheet 5*

- 7E. Check with Civil and Planning. I don't believe the 8' bike lane is required to be built outside of your frontage.  
7F. No action is necessary: dashed lines for the thru lane alignment on the redlines are for reference only.  
7G. Show the existing gravel shoulder. Ensure that a minimum of 4' gravel shoulder is maintained through traffic shifts.  
7H. Call out the storage length and taper.  
7I. Provide a striped median and appropriate northbound thru shift taper.

#### *Traffic Impact Study Comments*

- 7J. Note that storage lengths may be reduced to meet calculated queue lengths with a minimum storage length of 50'.  
7K. Gun Club and 6<sup>th</sup> Ave intersection: the existing northbound right turn lane is shown as being removed on the site plan to make room for the recommended northbound left. Provide additional analysis reflecting this condition.



**8. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

*Site Plan Comments*

*Sheet 5*

- 8A. The 23' fire lane easement requires an inside 29' and outside 52' turning radius.
- 8B. Label the 23' Fire Lane, Utility and Access Easement.
- 8C. Will there be any gating or bollards? If so, show, label and provide a detail of the gating. The setback is 35'.
- 8D. Remove the fire hydrant shown and relocate and shown on the redlines.

*Sheet 6*

- 8E. Please show and label the connection shown. This will help verify the looped water line.

**9. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

*Site Plan Comments*

*Sheet 6*

- 9A. Label the waterline point of connection shown.
- 9B. Dimension the 10' easement width.
- 9C. Please revise "utility easement" to "water easement".
- 9D. Provide an enlarged view of this area as there appears to be footing encroachments on the easement. Verify the easement extends 5' beyond the meter.
- 9E. I recommend revising the hydrant alignment to the blue line. Revise the easement alignment accordingly.
- 9F. Dimension the easement width.
- 9G. A license agreement is required for private storm crossing the public easement.
- 9H. An irrigation meter must be covered by a water easement. Please revise.
- 9I. Per contact with the engineer: A MUS is not required for this site. A utility conformance letter will need to be submitted to verify that existing infrastructure can accept the loadings imposed by this development. Email [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) with any additional questions.

**10. PROS** (Alex Grimsman / 303-739-7154 / [agrimisma@auroragov.org](mailto:agrimisma@auroragov.org) / Comments in mauve)

*Generally*

- 10A. No additional PROS comments were included in this review on any documents. PROS will require recent appraisal for calculation of cash-in-lieu of the required neighborhood parks, community parks, and remaining open space.
- 10B. Tab 9 will require PROS Director signature.

**11. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

*Site Plan Comments*

*Sheet 1*

- 11A. Delete the preamble as shown on the redlines.
- 11B. Remove the reference to Section 7 as the plat nor the description cover that area.
- 11C. Remove the plat dedication language from the site plan.
- 11D. Add the recording information.

*Sheet 4-6*

- 11E. All easements shown hereon should be dedicated by the proposed plat. Please add them to the proposed plat and show the easement boundary information to comply with the Subdivision Plat Checklist, typical.
- 11F. Match the subdivision boundary as shown on the plat and label all exterior boundary B&D's, typical.
- 11G. Match the subdivision plat 10' utility easement. If a monument sign falls within that easement, a



license agreement will need to be secured.

- 11H. Add the reception number.
- 11I. Label the lot area.
- 11J. Add the reception number for the ROW.
- 11K. Label the exterior subdivision boundary B&D's, typical.

*Final Plat Comments*

- 11L. Provide the Certificate of Taxes due.
- 11M. Provide the updated Title Commitment.
- 11N. 60'? Please verify
- 11O. Add the recording information.
- 11P. Label all publicly dedicated roads within ½ mile of the site per COA Subdivision Plat Checklist, typical.
- 11Q. If easement are shown on the site plan are to be created by the subdivision plat, those need to be shown hereon, typical.
- 11R. Show the other side of the ROW per COA Subdivision Plat Checklist item 14.
- 11S. Add the ROW recording information.

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

- 12A. 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.