

November 3, 2022

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

**Re: Fourth 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 May 31, 2022. 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

## 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.

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

#### 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.

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

##### *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.

**Response: Emergency Vehicle Access cannot be guaranteed by the property to the south prior to its development, so the site has been revised to provide temporary EVA from the southwest corner.**

Sheet 9-11

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

**Response: Matchline sheet numbers and callouts have been updated.**

#### 3. Zoning and Land Use Comments

##### *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.

**Response: Per correspondence dated 7/22/2022 it has been agreed that the site has 4 street frontages: Gun Club Road, 5<sup>th</sup> Avenue, E-470, and 6<sup>th</sup> Avenue. Signage will be no larger than 96 sf per sign / frontage.**

Sheet 10

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

**Response: Updated.**

#### 4. Landscaping Issues

Sheet 9

4A. The design standards state that the monument sign will have 50% evergreen trees as a backdrop.

**Response: Monument sign has been updated to have a 50% evergreen tree backdrop.**

4B. Adjust the landscaping due to the presence of a transformer.

**Response: Landscaping in this area has been updated.**

4C. A tree is required and 6 shrubs.

**Response: Updated.**

4D. A tree is required in the parking lot island. Adjust the other two trees slightly north.

**Response: A tree has been added to the island, other two trees have been adjusted.**

Sheet 10

4E. Deciduous canopy tree. See the redlines.

**Response: A tree has been added in this location.**

Sheet 11

4F. 6 shrubs. See the redlines.

**Response: 6 shrubs have been added in this location.**

5. **Addressing (Phil Turner / 303-739-7357 / pturner@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.

**Response: Addressing has already been coordinated with Phil Turner.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

6. **Civil Engineering (Kristin Tanabe / 303-739-7306 / 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.

**Response: Noted, thank you.**

Sheet 4

6B. Easements need to be dedicated by plat.

**Response: Easements are now shown on the plat.**

Sheet 5

6C. The 0.5' is between the back of sidewalk and the ROW. Refer to the Standard Details S1.5.

**Response: Detail has been revised to reflect this condition.**

6D. A drainage easement for offsite storm sewer is required.

**Response: Per discussions with E-470 an easement is not required.**

6E. Provide the proposed grading for the access road.

**Response: Grading plan has been updated to show the grading the proposed access road.**

Sheet 22

6F. This will be a public document and must be able to be duplicated. Remove the copyright.

**Response: Copyright note removed.**

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.

**Response: Requested note added to plan sheet.**

6H. SL-4 is for arterial roadways. 6th Ave is a local street, so SL-1 is the correct label and luminaire standard.

**Response: Label updated to SL-1 instead of SL-4.**

#### *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).

**Response: Easements will be dedicated with the plat, not a separate document. Easements will be shown on the plat after the first review of the construction documents.**

### **7. Traffic Engineering ((Kyle Morris / 720-587-2668 / 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).

**Response: This has been updated to reflect a continuous 14' through lane.**

7B. Show the turn lane taper as well.

**Response: Turn lane taper added in this area.**

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).

**Response: Lane configuration has been updated.**

7D. Dimension the full pavement and lane widths, typical.

**Response: Full pavement widths are now dimensioned.**

##### 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.

**Response: Noted, this connection has been added at the request of PROS.**

7F. No action is necessary: dashed lines for the thru lane alignment on the redlines are for reference only.

**Response: Acknowledged. Thank you.**

7G. Show the existing gravel shoulder. Ensure that a minimum of 4' gravel shoulder is maintained through traffic shifts.

**Response: Approximate location of existing gravel shoulder shown.**

7H. Call out the storage length and taper.

**Response: Storage length and taper dimensions have been added to this plan sheet.**

7I. Provide a striped median and appropriate northbound thru shift taper.

**Response: Striped median and northbound taper shift added to plans.**

#### *Traffic Impact Study Comments*

7J. Note that storage lengths may be reduced to meet calculated queue lengths with a minimum storage length of 50'.

**Response: 5th Avenue and 6th Avenue have the characteristics of a Collector Roadway which require turn lane lengths to be a minimum of 150 feet to meet City of Aurora standards. Gun Club Road is a minor arterial and therefore is required to meet CDOT standards for turn lane lengths. This is reflected in the updated TIS. It is believed that the 50 feet was a typo or was intended for private development accesses.**

7K. Gun Club and 6th 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.

**Response: The 2024 analysis was updated to show the NB right turn lane being removed and a NB left turn lane being designated at the intersection of Gun Club and 6th Avenue. By 2045, it is anticipated that a NB right turn lane will be needed in association with future surrounding development.**

#### **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.

**Response: Fire lane easement revised to reflect the required radius.**

8B. Label the 23' Fire Lane, Utility and Access Easement.

**Response: Fire lane easement verbiage updated.**

8C. Will there be any gating or bollards? If so, show, label and provide a detail of the gating. The setback is 35'.

**Response: Bollards will be proposed. Now shown on plans with conformance to the required setback.**

8D. Remove the fire hydrant shown and relocate and shown on the redlines.

**Response: Fire hydrant relocated per redlines.**

Sheet 6

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

**Response: The connection shown has been further clarified on this sheet.**

#### **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.

**Response: The connection shown has been further clarified on this sheet.**

9B. Dimension the 10' easement width.

**Response: Easement width now dimensioned on this sheet.**

9C. Please revise "utility easement" to "water easement".

**Response: Easement verbiage has been updated.**

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.

**Response: Enlarged view of this area is now shown on the plan.**

9E. I recommend revising the hydrant alignment to the blue line. Revise the easement alignment accordingly.

**Response: Hydrant alignment and easement have been revised per the comment.**

9F. Dimension the easement width.

**Response: Easement width dimensioned.**

9G. A license agreement is required for private storm crossing the public easement.

**Response: License agreements are being coordinated with Aurora Water.**

9H. An irrigation meter must be covered by a water easement. Please revise.

**Response: Water easement now extends into the irrigation meter.**

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.

**Response: Acknowledged. Thank you.**

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.

**Response: Noted, thank you.**

10B. Tab 9 will require PROS Director signature.

**Response: Noted, thank you.**

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.

**Response: Revised, per comment.**

11B. Remove the reference to Section 7 as the plat nor the description cover that area.

**Response: Revised, per comment.**

11C. Remove the plat dedication language from the site plan.

**Response: Revised, per comment.**

11D. Add the recording information.

**Response: Added, per comment.**

*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.

**Response: Proposed easements are now shown on the plat map.**

11F. Match the subdivision boundary as shown on the plat and label all exterior boundary B&D's, typical.

**Response: Subdivision boundary has been labeled on the site plan sheet and confirmed to match the plat.**

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.

**Response: Utility easement now matches the plat. The monument sign has been relocated outside of the utility easement.**

11I. Label the lot area.

**Response: Lot area now included in the subdivision note.**

11J. Add the reception number for the ROW.

**Response: Reception numbers are now shown.**

11K. Label the exterior subdivision boundary B&D's, typical.

**Response: Exterior subdivision boundary B&D's now labeled in the site plan.**

#### *Final Plat Comments*

11L. Provide the Certificate of Taxes due.

**Response: Noted, the Certificate of Taxes Due will be provided at the time of Plat Recordation.**

11M. Provide the updated Title Commitment.

**Response: Noted, the Title Commitment will be provided at the time of Plat Recordation.**

11N. 60'? Please verify

**Response: R.O.W. is 60 feet in width, revised accordingly.**

11O. Add the recording information.

**Response: Added recording information as requested.**

11P. Label all publicly dedicated roads within ½ mile of the site per COA Subdivision Plat Checklist, typical.

**Response: Per the COA 2022 Subdivision Plat Checklist, 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. It does not state that ALL streets must be labeled. And due to the scale, and as this is a vicinity map to locate the site, only the major streets have been labeled, which is more than adequate to locate the site. No changes made.**

11Q. If easements are shown on the site plan are to be created by the subdivision plat, those need to be shown hereon, typical.

**Response: Proposed easements now shown on the subdivision.**

11R. Show the other side of the ROW per COA Subdivision Plat Checklist item 14.

**Response: Revised to show both sides of the East 6th Avenue R.O.W, as requested.**

11S. Add the ROW recording information.

**Response: Added R.O.W. recording information, as requested**

**12. Storm Drainage (Diana Porter / 303-739-7395 / 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.

**Response: Acknowledged, thank you.**