



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

Re: **Final Technical 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. Timms:

Thank you for your final technical review of this site plan and plat. As discussed, the project faced major delays in CD review and approval after the city's new drainage requirements were enforced for the CDs, which caused them to divert from Site Plans. Below is a summary of all changes made to plans since technical submission review comments were received on March 31, 2023.

- Civil Plans
  - Stormwater outfall in the northwest corner of the site moved north.
  - Stormwater outfall in the southwest corner of the site moved east.
  - Drainage inlet in the southwest corner of the parking area shifted from the south curblineline to the west curblineline. Emergency overflow swale added.
  - Drainage inlet at the access connection to the site to the south moved to the west. Grading in this area has been updated to drain to new inlet location.
  - Area inlet between Building C and Building D shifted east.
  - Area inlets (4 in total) along eastern property lines shifted west.
  - Footprint of underground detention system in northwest corner of site changed.
  - Area inlets added north of Building B.
  - Transformer east of Building B shifted north.
  - Footprint of underground detention system in northeast corner of the site changed.
  - 6'x9' concrete pad added east of Building C.
  - Area inlet added near southwest corner of Building B.
  - Culvert added under sidewalk between Building C and Building D near eastern property line.
- Landscape Plans
  - Trees removed/shifted in some locations to accommodate locations of new utilities and light poles.
  - Amenity area between buildings C & D has been updated to accommodate for new grading constraints. Enhanced planting added in areas in drainage area.
  - Minor planting and groundcover shifts due to utility constraints.



- Architectural Elevations
  - Sliding door transom windows removed from above doors.
  - Precast coping removed and replaced with metal cap flashing above ledge stone
- Photometric Plans
  - Light locations adjusted to accommodate locations of updated Landscape design.

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

A handwritten signature in black ink that reads "Elyse Appelgate".

Elyse Appelgate  
Senior Associate



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## 3RD TECHNICAL SUBMISSION REVIEW PLANNING DEPARTMENT COMMENTS

### 1. Signage Issues

1A. Signage issues have been addressed.

### 2. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) /

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2A. While the Ponderosa Pines will certainly screen the parking lot, given the space and the fact that there are sidewalks on either side, these will likely be limbed up over time and then the cars will be visible. Consider a narrower species that will not need to be limbed such as Compact White Spruce, Hoopsi Spruce, Bizon Blue Colorado, Compact Gem Bosnian, Emerald Arrow Bosnian etc.

Response: Ponderosa pines at locations where they are screening parking lots have been changed to Hoopsi Spruces.

*Response: These Ponderosa Pines have been replaced with Hoopsi Spruces.*

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

3A. Addressing issues have been addressed.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 4. Civil Engineering (Brianna Medema / 303-739-7310 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org))

4A. Civil Engineering comments have been addressed.

### 5. Traffic Engineering (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) /

5A. Traffic Engineering comments have been addressed.

### 6. Fire / Life Safety (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) /

6A. Fire / Life Safety issues have been addressed.

### 7. Aurora Water (Chong Woo / 303-739-7249 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) /

Utility Conformance Letter Comments

7A. Aurora Water may have forthcoming comments on the MUS. Comments, if applicable, will be sent under a separate email next week.

*Response: Noted, we will be on the lookout for Aurora Water comments.*



## 8. Land Development Review Services (Roger Nelson)

### Final Plat Comments

#### 8A.

- 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).

*Response: An updated Title Commitment is included with this submittal. Certificate of Taxes Due will be provided at the time of recordation.*

8B. Arapahoe County now requires a 3" x 7" rectangle for recording.

*Response: Removed box and left the 3"X7" area clear of text, as requested.*

8C. Should "Northwest" be changed to "Northeast"?

*Response: Revised label to read Northeast, as requested.*

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

9A. 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, fees will be paid at time of plat recordation.*