

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



September 13, 2022

Ted Laudick
Colorado International Center Metro District No. 7
4100 E Mississippi Ave, #500
Denver, CO 80246

Re: Initial Submission Review – The Loop at High Point - Infrastructure Site Plan and Plat

Application Number: **DA-1746-37**

Case Numbers: **2022-6038-00; 2022-3062-00**

Dear Mr. Laudick:

Thank you for your initial submission, which we started to process on July 25, 2022. 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 October 3, 2022.

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 dbickmire@auroragov.org.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy, Mile High Flood District and DEN Planning Comments

cc: Will Sokol – Silverbluff Companies 18591 E 64th Ave Denver CO 80249
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1749-37rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise drawing scale, submit plat (Planning)
- Plans need to be consistent with the Master Utility Study (Water)
- Clarify phasing and revise hydrant locations (Life/Safety)
- Label slopes (Public Works Engineering)
- Provide plant abbreviations, label ponds (Landscape)
- Add distances, bearings and curve data of boundary lines (Real Property)
- Add striping and sight triangles (Traffic)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Referrals were sent to three (3) adjacent property owners, one (1) neighborhood association and ten (10) outside agencies. No comments were received from any adjacent property owners or the neighborhood association. Five 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. Completeness and Clarity of the Application

Letter of Introduction

- 2A. Verify the listed owner.
- 2B. Include an overview of the proposed plat.
- 2C. Be more descriptive in the site location to provide better context to the surrounding area.
- 2D. Clarify timing of landscape installation and responsibility. The plans state landscape will be installed at the time of adjacent development. Address who will be responsible for the landscape along the north side of 68th Avenue, when it will be installed, and by whom it will be maintained.
- 2E. Address the approval criteria for a Minor Site Plan and how the proposed plans are in compliance.

Site Plan

- 2F. Ensure the title of the Site Plan is consistent within the plan set and all associated documents.
- 2G. The minimum scale of a site plan is 1"=40'. Please revise the plans accordingly.
- 2H. Site Data will be verified when the subdivision plat is submitted. Additional comments may be forthcoming.
- 2I. Revise the Vicinity Map to expand the view, label streets, and show the city boundary.
- 2J. Verify ownership and confirm that 65th Avenue will be completed within that area.
- 2K. Show the Site Plan boundary on all sheets. Please be advised, that if the plat is going to extend to Picadilly Road then the site plan needs to include that area too.
- 2L. Label all streets, and add the classification and right-of-way widths.
- 2M. Please confirm with Public Works whether 65th Avenue will be public or private.
- 2N. There is a swale located off-site in the southeast quadrant of Gun Club Road and 68th Avenue that is not consistent with the underlying site plan for Project Blade.
- 2O. Show, label, and dimension all existing and proposed easements. Some easements are labeled but not shown. Make sure all layers are turned on.
- 2P. Show adjacent subdivision plat, lot, and block information, including reception numbers.
- 2Q. Show adjacent zone districts.
- 2R. Address all comments and notations in the redlines.

3. Landscaping Issues

- 3A. Update Note 4 on the cover sheet to reference the correct streets and locations.
- 3B. Call-out the curbside landscape in the typical street sections.



- 3C. Provide the site plan names and case numbers to reference landscape in other site plans.
- 3D. Show and label stop signs on the plans.
- 3E. Label ponds to correspond with labels in the Detention Pond Landscape Table.
- 3F. Correct landscape totals in the Detention Pond Landscape Table.
- 3G. Add plant abbreviations to the Plant Schedule and move the quantities as noted on the redlines.
- 3H. Label and dimension all easements. Make sure easements are shown on all sheets.
- 3I. Clarify the note regarding the 68th Avenue landscape to include when the north side landscape will be installed and by whom.
- 3J. Clarify the curbside landscape dimensions so it is consistent with the sections.
- 3K. Relocate trees located near fire hydrants.
- 3L. Revise plant counts as noted on the redlines.
- 3M. Show, label and dimension the landscape buffers.
- 3N. Provide matchlines.
- 3O. Revise the street name on Sheet 18 to E. 65th Avenue.

4. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 4A. 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

5. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 5B. Provide 0.5' behind the back of walk-in Section D-D.
- 5C. Per Section 4.03.3 of the Roadway Manual, "At a street intersection where two streets slope down to the intersection an inlet shall be placed on the through street's uphill point of curb return and on the intersecting street's uphill point of curb return."
- 5D. Provide the centerline geometry for all streets.
- 5E. A minimum 0.5% slope is required for streets.
- 5F. Label longitudinal street slopes and slopes outside of the street section.
- 5G. Label curb returns, radii and curb ramps.
- 5H. Add a note indicating if the storm sewer is public or private and by whom it will be maintained.
- 5I. The minimum slope for a swale is 2%.

6. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

- 6A. Replace Note 11 on the cover sheet with the language provided on the redlines.
- 6B. All-way stops need to be warranted. Provide warrant information.
- 6C. Provide base pavement markings/stripping and signing, including callouts.
- 6D. Provide truck turning templates at all intersections.
- 6E. Provide sight triangles per TE-13 at all intersections.
- 6F. Revise the size of the speed limit sign.
- 6G. Provide plant codes so plants within the sight triangles can be reviewed.

7. Aurora Water (Cliff Stephens / cstephen@auroragov.org / Comments in red)

- 7A. The Master Utility Study shows sanitary sewer crossing(s).
- 7B. Move the connection to existing water noted on Sheet 7 into the roadway.
- 7C. Ensure the manhole lid is not within the curb/gutter section. Normal comment includes rotating cone to allow for proper compaction between manhole lid and gutter section.



8. Fire/Life Safety (Will Polk / 303-739-7490 / wpolk@auroragov.org / Comments in blue)

- 8A. A phasing plan must be provided if this site will be phased. Please confirm the phasing status.
- 8B. It appears that 68th east of this site has fire hydrants on both sides. Is there a requirement identifying the need to locate the fire hydrants on the south side of 68th? If so, please provide a statement or document identifying the requirement.
- 8C. Is Note 3 implying only half of the roadway is being constructed? If the road is a complete build out it will require fire hydrants to be placed on average 500' arranged on alternating sides of the road basis.
- 8D. Please identify the two-lane roadway fire hydrant spacing reference mentioned in Note 3.
- 8E. Ensure that fire hydrant placement is within COA's standards.
- 8F. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittals. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 8G. Typically, a landscape area is provided in a buffer outside of the right-of-way. Please work with traffic to identify any other requirements from the proposed road section.
- 8H. Identify what intersection standards will be used for this project.
- 8I. A fire hydrant is required on 65th Avenue.

9. Real Property (Kalan Falbo / kfalbo@auroragov.org / Comments in magenta)

- 9A. Show the dimensions, bearings, and curve data of boundary lines.
- 9B. Easements to be dedicated by separate instruments should work with dedicationproperty@auroragov.org.

10. Revenue/Aurora Water/TAPS (Diana Porter / dsporter@auroragov.org)

- 10A. An assessment of Storm Drainage Development fees will be completed when the subdivision plat is submitted.

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

- 11A. See attached comment letter.

12. E-470 Public Highway Authority (Chuck Wesiss/ 303-537-3420 / cweiss@E-470.com)

- 12A. Thank you for allowing the E-470 Public Highway Authority the opportunity to review and respond to The Loop at High Point 1642911 project. E-470 Public Highway Authority has the following comments regarding this development referral:
- Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
 - A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW prior to construction.
 - Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
 - Clearly identify the ROW and MUE on all applicable sheets.
 - E-470 will be widened in the future to 4 lanes in each direction beginning in 2022. Please coordinate design with the E-470 project.
 - Any disturbance within E-470 ROW/MUE will need to be revegetated with an E-470 approved seed mix.
 - Any fencing disturbed will need to be replaced meeting E-470 specifications.
 - Any survey monuments disturbed will need to be replaced meeting E-470 specifications.
 - A comment/response document would be helpful to track the revisions to each submittal.
 - Additional comments will be issued as design progresses.



For any questions concerning our response to this project's request for comments, please contact the reviewing engineer Chuck Weiss at 303.537.3420 or cweiss@e-470.com.

13. Adams County Dept. of Planning and Development (developmentsubmittals@adcogov.org)

13A. Thank you for including Adams County in the review for Project Number: 1642911. We have no comment on the subject referral.

14. DEN Planning + Design (Lisa Nguyen / Lisa.Nguyen@flydenver.com)

14A. See attached comment letter.

15. Regional Transportation District (RTD) (C. Scott Woodruff / clayton.woodruff@rtd-denver.com)

15A. The RTD has no service in this area and therefore we have no comment on this project.



Right of Way & Permits

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

August 15, 2022

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

Attn: Debbie Bickmire

Re: The Loop at High Point, Case # DA-1746-37

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined an **engineering review** is necessary for the above captioned project. Public Service Company has an existing high-pressure natural gas transmission pipeline and associated land rights along the future Picadilly Road and the north property line. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at:

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

Please note that the utility easements abutting all rights-of-way must be 10-feet-wide. This is in order to accommodate natural gas and electric distribution facilities, particularly feeder lines.

Please be aware PSCo has existing natural gas and underground electric distribution facilities in the area where E-470 and East 65th Avenue meet. As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

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.

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:	104970
Submittal ID:	10009265
Partner ID:	PLSUBA202201118
MEP Phase:	Referral

Date: July 26, 2022
To: Michael Flanagan
Via email
RE: MHFD Referral Review Comments

Project Name:	Quebec Highlands F1 A3 B14 L1 Subdivision Plat Amendment
Location:	Thornton
Drainageway:	Fairgrounds Tributary

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:

- NA

We have the following comments to offer:

- 1) We have no comments on this submittal as it relates to maintenance eligibility, the site has been previously ruled ineligible.

MHFD requires responses to the review comments, please include these responses with any future submittal.

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

Sincerely,



Colin Haggerty, PE, PMP
Watershed Manager
Mile High Flood District



MEMO

Date: August 2, 2022

To: City of Aurora Public Works Engineering
From: DEN Planning + Real Estate
Through: Lisa Nguyen/Elise Brenninkmeyer

Subject: **THE LOOP AT HIGH POINT - ISP AND PLAT**

Denver International Airport (DEN) received your referral letter and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- E. 68th Ave: Please clarify property line on all drawings. Will E. 68th Ave. be entirely in City of Aurora, or will some of the roadway be within DEN Property?
- Traffic Impact Study: Please provide copy of traffic impact study/assessment for site. What are the circulation patterns? Will traffic be accessing E-470 via E. 64th Ave?
- Permit/license - If grading and/or construction will occur on DEN property, a permit or license from DEN will be required.
- The proposed development is within the **"10,000' Critical Area for Wildlife-Attractant Separation Area"** for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN (Benjamin.J.Massey@usda.gov) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined ("Notice Criteria Tool") and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

DENVER INTERNATIONAL AIRPORT
8500 Peña Blvd. | Denver, Colorado 80249-6340 | (303) 342-2000



Thank you for the continued opportunity to provide comments.