

April 8, 2022

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

**Re: Third 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 March 17, 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

*Third 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.**

1B. Please verify that E-470 Authority would support an adjustment request to remove the requirement for a sound attenuation wall adjacent to E-470. This would be provided with the adjustment request to the Planning Commissioners and used to further justify this request.

**Response: Email correspondence with E470 has been provided. It is attached to this letter.**

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

*Avigation Easement*

2A. Please provide an exhibit with the Avigation Easement showing the metes and bounds legal description. This exhibit should be attached to the easement documentation.

**Response: An exhibit has been provided with the Avigation Easement**

*Site Plan*

*Sheet 1*

2B. Ensure that the area percentages add up to 100%.

**Response: Confirmed.**

2C. Add an amendments block to the cover sheet.

**Response: Added, per comment.**

2D. The exhibit for sound attenuation needs to be provided and reviewed prior to the Planning and Zoning Commission hearing.

**Response: The enclosed Noise Memo includes the exhibit.**

*Sheet 4*

2E. Are the "T" boxes telecom/utility boxes? Please label or add it to the legend.

**Response: Block has been added to legend.**

2F. Please choose a different symbol for the bike racks. The current symbol is too generic and blends in with other line types. Be consistent with the symbol throughout.

**Response: Symbol has been updated**

2G. Match the bike rack symbol utilized in the legend.

**Response: Symbols have been matched**

2H. Do not show adjacent parking on the site to the south as this may change based on their submittal, typical for all sheets.

**Response: Adjacent proposed linework has been removed**

*Sheet 11*

2I. Fix the overlapping text.

**Response: Overlapping text has been fixed**

2J. Include a detail of the shade structure on the Site Plan details.

**Response: Detail has been added to plans**

2K. Add the missing fire hydrant symbol.

**Response: Symbol has been added to plans**

#### Sheet 12

2L. Ensure the symbols are consistent throughout each plan sheet.

**Response: Symbols have been revised to be consistent through landscape plan sheets**

2M. Add the missing fire hydrant symbol.

**Response: Symbol has been added to plans**

### 3. Zoning and Land Use Comments

Site Plan

Sheet 3

3A. Include dimensions for separation of buildings. The maximum is 180' along arterials and 45' along the main street.

**Response: Dimensions between buildings has been added.**

### 4. Streets and Pedestrian Issues

Site Plan

Sheet 4

4A. Add crosswalk striping to all drive aisle crossings, typical on all sheets.

**Response: Striping has been added to plans.**

### 5. Parking Issues

Site Plan

Sheet 1

5A. Apologies for the mistake on the calculation for bicycle parking spaces: Multifamily specifically requires 1 space per 10 dwelling units in Subarea C, which is larger than the 5% previously stated. Please update the required bicycle parking to 32 spaces.

**Response: Updated, per comment.**

5B. Include information on where the indoor spaces will be placed. In order to be utilized for the bicycle parking calculation, they should be publicly accessible and not located in a private garage or dwelling unit.

- If the spaces do not count toward the required total, please add 18 bicycle parking spaces to the provided column and add them to the site plan sheets.

**Response: Bicycle parking will be provided in central bicycle rooms in each building.**

#### Sheet 11

5C. Generally for bike racks: bike racks should be dispersed throughout the development and each building should have access to at least 4 (two inverted U racks).

**Response: Additional bike racks have been provided throughout site so that each building has at least 2 inverted U bike racks near an entry point.**

- 5D. Additional bike racks should be located near the leasing center/clubhouse.  
**Response: Two additional bike racks have been provided near the leasing center and clubhouse. Please note there are also three bike racks already proposed near the entry to the pool area.**

## 6. Architectural and Urban Design and Signage Issues

### Site Plan

#### Sheet 1

- 6A. Signage is shown on the plan and needs to be added to the data block. Delineate between wall signage and monument signage. (Wall signage is 1 s.f. per linear foot of building frontage with a max of 70 s.f.; monument signage is 96 s.f. max with a max height of 12')  
**Response: Signage information has been added to the Site Data Table.**

### Sheet 10

- 6B. A detail of the monument sign needs to be provided. The detail needs to include dimensions and signage area.  
**Response: Monument detail has been added to plans**
- 6C. Provide the setback from the back of walk to the monument sign base.  
**Response: Setbacks from back of walk have been added to plans**
- 6D. Consider adding a fence around the north and east sections of the plaza to make sure there aren't bocce balls going into the street. It would also provide good screening for the area.  
**Response: Fencing has been added around the north and east sections of the plaza.**

### Sheet 14

#### Sound Attenuation Wall Exhibit

- 6E. Please provide an updated sound attenuation wall exhibit.  
**Response: Updated Exhibit has been included.**

## 7. Open Space Issues

### Sheet 4

- 7A. Label the public plaza and add the square footage.  
**Response: Plaza and size has been labeled.**

### Sheet 10-11

- 7B. Consider adding amenities to the areas highlighted in light blue such as benches or other site furniture; enhanced paving, stamped concrete, decorative scoring, or pavers; trash receptacles, pet pickup stations, or movable raised planters, etc. In order to count towards the usable open space total, these spaces should include additional elements.  
**Response: Additional amenities have been added to central walks. Benches, pet pickup stations, and enhanced concrete pavers have all been added to these areas.**
- 7C. Consider changing some of the landscape cobble along the boundary road to enhanced scoring as described in the Master Plan urban design standards.  
**Response: Concrete pavers are proposed along the boundary road to enhance the aesthetic and help reinforce the landscape design pattern.**

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

*Site Plan Comments*

- 8A. Due to excess workload and the amount of landscape plan reviews, landscaping comments will not be provided with this review. Comments will be provided on the following review. Please keep the responses to the second review comments for landscaping in your subsequent submittal.

**Response: Noted, thank you.**

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

9A. 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: Files have been included with this submittal**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

*Site Plan Comments*

*Sheet 1*

- 10A. The Site Plan will not be approved by Public Works until the preliminary drainage report is approved.

- Comments were provided October 2021 and no subsequent submittal has been made.

**Response: Noted. Kimley-Horn has resubmitted an updated preliminary drainage report.**

*Sheet 4*

- 10B. Repeated comment: the receiving ramp is required.

**Response: A curb ramp has been added to the proposed curb return.**

- 10C. The symbol provided for proposed street lights is not the symbol used on the Site Plans.

**Response: Legend has been updated to match plan view.**

- 10D. These plans do not show the transitions to existing Gun Club. Label the existing edge of pavement and the transition from the proposed widening to the existing pavement. This applies at the north and south ends.

**Response: Kimley-Horn has coordinated with reviewers on showing the north and south transitions as an inset on the grading plan.**

- 10E. Label the easement. An access easement is required from the drainage easement to the public ROW.

**Response: Public access easement has been provided from the right-of-way to all drainage easements.**

- 10F. The buildings may not encroach into the easements.

**Response: Kimley-Horn has confirmed, buildings do not encroach into easements.**

*Sheet 5*

- 10G. The ROW is still 114'. Refer to the standard roadway section in S1.5.

**Response: Roadway section has been updated.**

- 10H. Per the drainage comments, there is an exiting culvert in the area shown on the redlines. Existing flows must be conveyed through the site.  
**Response: Per our survey, field verification, and record documents, there is no existing culvert at this location.**
- 10I. The minimum slope for asphalt pavement is 1%.  
**Response: Slopes have been adjusted to be 1% minimum**
- 10J. The max slope on site is 3:1.  
**Response: Slopes have been adjusted to be 3:1 max.**

*Final Plat Comments*

- 10K. There will likely be additional comments late in the review process if the on-site easements are not included.  
**Response: Noted**

**11. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)**

*Site Plan Comments*

*Sheet 4*

- 11A. Show how the section ties to the existing Gun Club Road.  
**Response: Kimley-Horn has coordinated with reviewers on showing the north and south transition on the grading plan in an inset.**
- 11B. Call out axillary lane storage and transition lengths as recommended by the TIS.  
**Response: Storage and transition lengths have been added to plan.**
- 11C. Call out the stop sign.  
**Response: Label added**
- 11D. Provide a signalization easement.  
**Response: Easement added**

*Traffic Impact Study Comments*

- 11E. Revise the background traffic to be based off NEATS projections. Aurora Crossroads has undergone several changes in use that will result in lower volumes since the TIS was approved. It would be appropriate to use NEATS AADTs plus Lamar Landing project traffic as the basis for 2045 background volumes. This will result in a significant volume reduction.  
**Response: The 2045 background volumes have been revised to match the NEATS projections**
- 11F. Provide trip generation rates per dwelling unit.  
**Response: The trip generation rates were added to the trip generation table. However, the fitted curve equation was deemed as the appropriate trip generation calculation based on the flow chart in ITE Trip Generation.**
- 11G. A previous comment may have been made in error. Does 2045 background traffic meet signal warrants? If not, please revert back to analyzing this condition as stop-controlled. EB and WB approaches appear to operate more poorly as signalized in the signalized condition.  
**Response: The signal warrant analysis was updated to include the 2045 Background volumes. With**

*these volumes, a signal is shown to be warranted in the 2045 background condition. Therefore, this scenario was not changed in the revised study. However, some movements are anticipated at LOS E which is typical due to the 120 second cycle length and the time needed to trigger green from the minor approaches, as well as the low duration of green time provided on the minor approach. This is typical and desired as it maintains proper progression of traffic along the major arterials.*

12. Fire / Life Safety (Reviewer Name / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

*Note: Fire Comments were re-issued by Mark Apodaca in redline-form on March 31, 2022. All redlines are responded to in the pages after this letter.*

13. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

*Site Plan Comments*

*Sheet 5*

- 13A. Rip rap.  
**Response: Rip rap has been added.**

*Sheet 6*

- 13B. Label the public storm.  
**Response: Public Storm infrastructure has been labeled as such**
- 13C. The connection called out on the redlines is not necessarily needed if you can figure out how to get hydrant coverage without it.  
**Response: This connection is needed for fire hydrant coverage.**
- 13D. Label the item called out in the redlines.  
**Response: Storm main has been labeled**
- 13E. A separate irrigation meter is required.  
**Response: Irrigation meter added to plan**
- 13F. An easement for the outfall is required.  
**Response: An easement has been added over the storm outfalls**
- 13G. Extend the sanitary north to the property line.  
**Response: Sanitary Main has been extended into the 6<sup>th</sup> Ave R.O.W.**
- 13H. Does the water meter fit in the location shown? It needs a pocket utility easement.  
**Response: Verified, meter fits as shown**
- 13I. Remove the FL from the easement.  
**Response: Fireline has been adjusted to be outside of the domestic easement.**
- 13J. Label the proposed "Sanitary" Storm Sewer.  
**Response: Label has been updated**

- 13K. Provide analysis in the report showing that the proposed storm sewer can meet 20 psi residual pressure under fire flow conditions.  
**Response: Full water model will be included with construction documents. Additional information is now included in the utility report showing the peak residual pressure during peak hour flows plus 2,500 gpm fire flow is 64 psi in the general area.**

**14. PROS** (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

*Site Plan Comments*

*Sheet 7*

- 14A. Provide an additional table which notes how this development is being credited for open space/neighborhood park/community park requirements. This needs to align with the concurrent master plan submittal. Ensure any planning areas are defined as well as the amenities/final ownership are noted.  
**Response: Table has been added to plans.**

*Sheet 10*

- 14B. The sidewalk shown on the redlines needs to connect to the 8' multi-purpose path.  
**Response: This sidewalk connects to the 8' multi-use path on the eastern side of the boundary road.**

*Sheet 11*

- 14C. Describe how the area shown is now meeting the standards of the community connection trail. Please dimension the area appropriately.  
**Response: Notes describing how the community trail connection standards are being met have been added to plans and walk has been dimensioned.**  
**The central amenity space of this project meets the neighborhood connector trail standards as outlined in the PROS Dedication and Development Criteria Manual, in that it serves as a route for residents to travel by feet or wheels from their homes to local, nearby destinations, making the connection from Gun Club Road to the E-470 Multi-Use Easement and associated Regional Trail. The trail corridor is required to have a 6-foot sidewalk and be a minimum of 26-feet wide; the proposed Neighborhood Connector Trail area provides an 8-foot walk**
- 14D. Per previous comments, benches should still be placed in the areas shown for users to rest. This will help justify the open space credit.  
**Response: Benches have been added to plans.**
- 14E. If the pedestrian main street area is acting as a neighborhood connection trail, the sharp curve should still be softened so bikes and pedestrians are not having to make such a hard turn.  
**Response: Corners have been rounded to be more conducive to bike and pedestrian traffic.**

*Sheet 12*

- 14F. Even though the area called out on the redlines is no longer being considered a SUP, bike racks should still be provided for users of the area on the west side.  
**Response: Additional bike racks have been provided at the west end of this space.**

*Tab 8 – Land Use Map and Matrix Comments*

- 14G. The public plaza area should be broken out with PA-2 and include the neighborhood connector. Include what amenities are being provided. How is this meeting open space dedication requirements?  
**Response: The plaza has been broken-out in PA-2 along with the Neighborhood Connector Trail. The following explanation of the plaza can also be found in Form J, within the Open Space, Trails and Circulation tab.**  
**This plaza area exceeds the UDO minimum required area of 600 SF, by providing approximately 890 SF that offers multiple functions in its use and design. The intent is to create a strong plaza element at the northeast corner of the property offering unique focal point for the pedestrians and vehicular traffic along Gun Club Road, while also providing a location for project identification and placemaking elements.**  
**The plaza area includes two picnic tables within a paved area and a multi-use crusher fines sport court, offering people a space to dine, sit and relax, and partake in leisurely lawn-style games**
- 14H. Describe how the entire neighborhood connector trail area is receiving credit for a trail? Provide dimensions and reference the PROS Manual to provide specific evidence.  
**Response: The central amenity space of this project meets the neighborhood connector trail standards as outlined in the PROS Dedication and Development Criteria Manual, in that it serves as a route for residents to travel by feet or wheels from their homes to local, nearby destinations, making the connection from Gun Club Road to the E-470 Multi-Use Easement and associated Regional Trail.**  
**The trail corridor is required to have a 6-foot sidewalk and be a minimum of 26-feet wide; the proposed Neighborhood Connector Trail area provides an 8-foot walk**
- 14I. Note that the acreage in line item 2 is also including the public plaza.  
**Response: This information has been added to the final column.**
- 14J. Line item 2 needs to be clarified: What is being noted for credit? It is PROS' recommendation to separate this out from PA-1 and list it under PA-2 for clarity. Also note the timing for construction. Is this being developed at the same time as the residential?  
**Response: The two Open Space Lands areas have been broken out into PA-2. All portions of the site, including Open Space Lands will be constructed in a single phase.**

*Tab 9 – Open Space and Circulation Plan*

- 14K. The pedestrian connection should be brought out to the 8' multi-use sidewalk.  
**Response: The pedestrian connection now connects to the sidewalk along 6<sup>th</sup> Avenue and to the Boundary Road's 8-foot multi-use sidewalk, to the west.**
- 14L. The 0.25-acres provided would be credited to the open space row.  
**Response: Revised, per comment.**
- 15. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)**  
*Final Plat Comments*
- 15A. Send in the updated Title Commitment to be dated within 120 calendar days of the Plat approval date.  
**Response: The Title Commitment will be sent with the final approved documents, for recording.**
- 15B. Send in the Certificate of Taxes Due showing they are paid in full up to and through the plat approval date of recording. This can be obtained from the County Treasurer's Office.

**Response: The certificate of taxes will be sent with the final approved documents, for recording.**

15C. Check the section in the legal description.

**Response: Section Revised**

15D. The distance highlighted in the legal description does not match the illustration.

**Response: Distance has been revised.**

15E. Add the names of the public streets within ½ mile of the site.

**Response: Vicinity map includes all major streets in order to locate the site, not enough space to add all public streets within half mile.**

15F. Add “or Tract” to Note 3.

**Response: This subdivision is of only 1 lot with no tracts.**

15G. Update the title commitment to be within 120 calendar days of the plat approval date.

**Response: The Title Commitment will be sent with the final approved documents, for recording.**

15H. Check the Section at the northwest corner.

**Response: Section label revised.**

15I. Is the total width of the E 6th Ave Row 30-feet?

**Response: Revised ROW per county assessors map to 60 feet.**

15J. The distance called out on the redlines is not shown in the description.

**Response: Distance added to description.**

15K. Add the recording information for the ROW.

**Response: Will provide recording information once it has been provided.**

15L. Add the depth of the monument found.

**Response: We cannot give the depth of the monument, because if we dig it up to measure depth it will disturb or destroy the monument.**

#### Site Plan Comments

##### Sheet 1

15M. Is the description in the title correct?

**Response: Revised to match the plat.**

15N. Add “City of Aurora” to the title.

**Response: Added, per comment.**

##### Sheet 4-6

15O. The easement dedications shown must be completed before the acceptance of the Site Plan. Fill in the reception numbers in the spaces provided. Go to the link below for the Real Property webpage and document links: <https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>

**Response: Notes have been added that easements will be dedicated by separate document.**



15P. Show and label the 10-foot utility easement. There are several instances of this comment on this sheet.

***Response: 10' foot utility easement has been added and labeled to plans.***

15Q. Check the statement in notes 5 and 6.

***Response: Notes have been verified***

Harrison, Adam

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From: Chuck Weiss <cweiss@e-470.com>  
Sent: Tuesday, March 8, 2022 8:31 AM  
To: Harrison, Adam  
Cc: Kate Oberleas  
Subject: RE: [EXTERNAL]:Sound Attenuation Wall Adjacent to E-470

Categories: External

Hi Adam,

The requirement for sound mitigation is solely a City/jurisdiction requirement. We typically discourage residential development directly adjacent to the highway to avoid future neighbor complaints. There is likely a baseline for current noise levels, but there will likely be an increase with the future lane additions and increased traffic. There could also be a change to acceptable levels in the code.

Let me know who you are working with at the City, we may need a discussion with them.

Thanks,  
Chuck

~~Chuck Weiss, P.E., CFM~~

Engineering Manager  
E470 Public Highway Authority  
Mobile: (303) 242-1408  
[cweiss@e-470.com](mailto:cweiss@e-470.com)



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From: Harrison, Adam <Adam.Harrison@kimley-horn.com>  
Sent: Tuesday, March 8, 2022 7:00 AM  
To: Chuck Weiss <cweiss@e-470.com>  
Cc: Kate Oberleas <koberle@e-470.com>  
Subject: [EXTERNAL]:Sound Attenuation Wall Adjacent to E-470

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Chuck,

We are working with the City of Aurora on a few projects adjacent to the E-470 right-of-way. One requirement that is in Aurora's code that we are working to prove is unnecessary is a sound attenuation wall along the shared property line.

We are working with an acoustics consultant to prove the noise coming from E-470 will not be greater than the maximum levels established in Aurora's code. However, the City has also stipulated that we need a letter from E-470 stating that you are accepting of our property not having a sound attenuation wall along the shared boundary. It seems odd, as I believe this is only a City requirement and not something that is in E-470's standards, but would you have any issues stating that E-470 does not require a sound attenuation wall?

Thank you,  
Adam



**Adam Harrison, PE**

**Kimley-Horn** | 1125 17<sup>th</sup> Street, Suite 1400, Denver, CO 80202

Direct: 303.228.2311 | Mobile: 402.740.5919 | [www.kimley-horn.com](http://www.kimley-horn.com)

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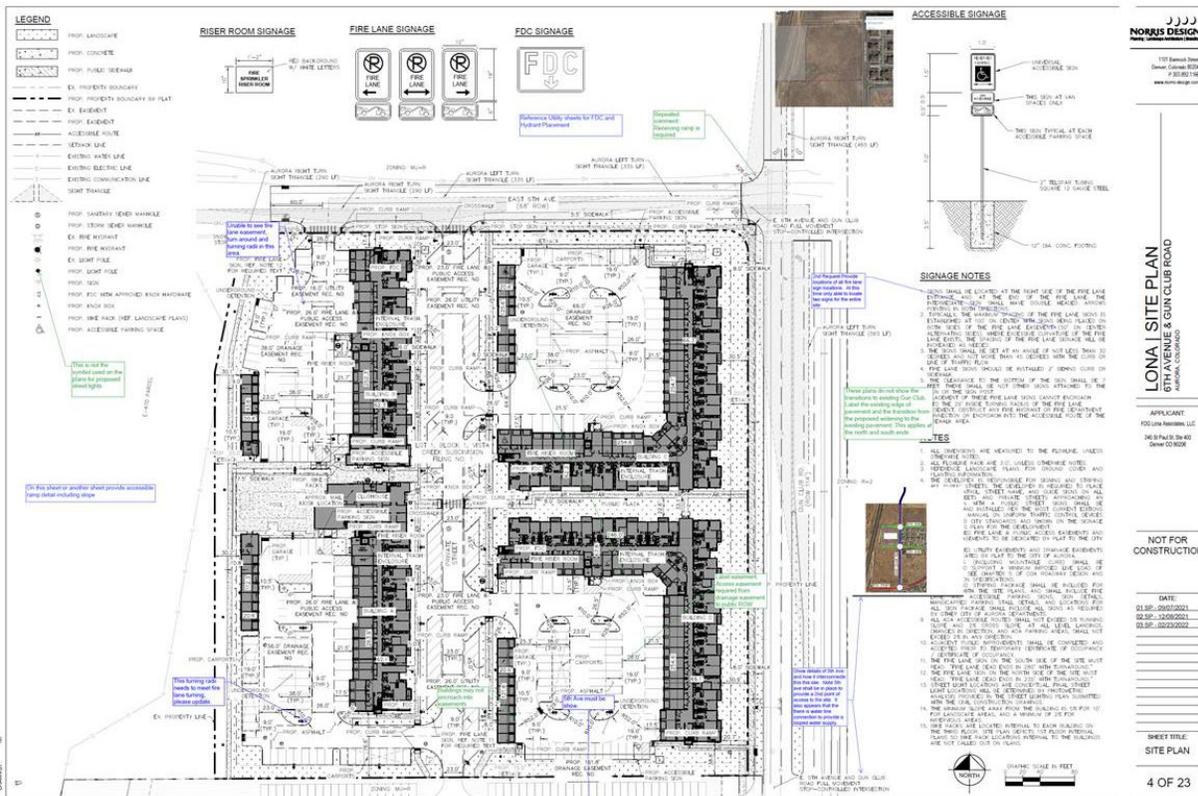
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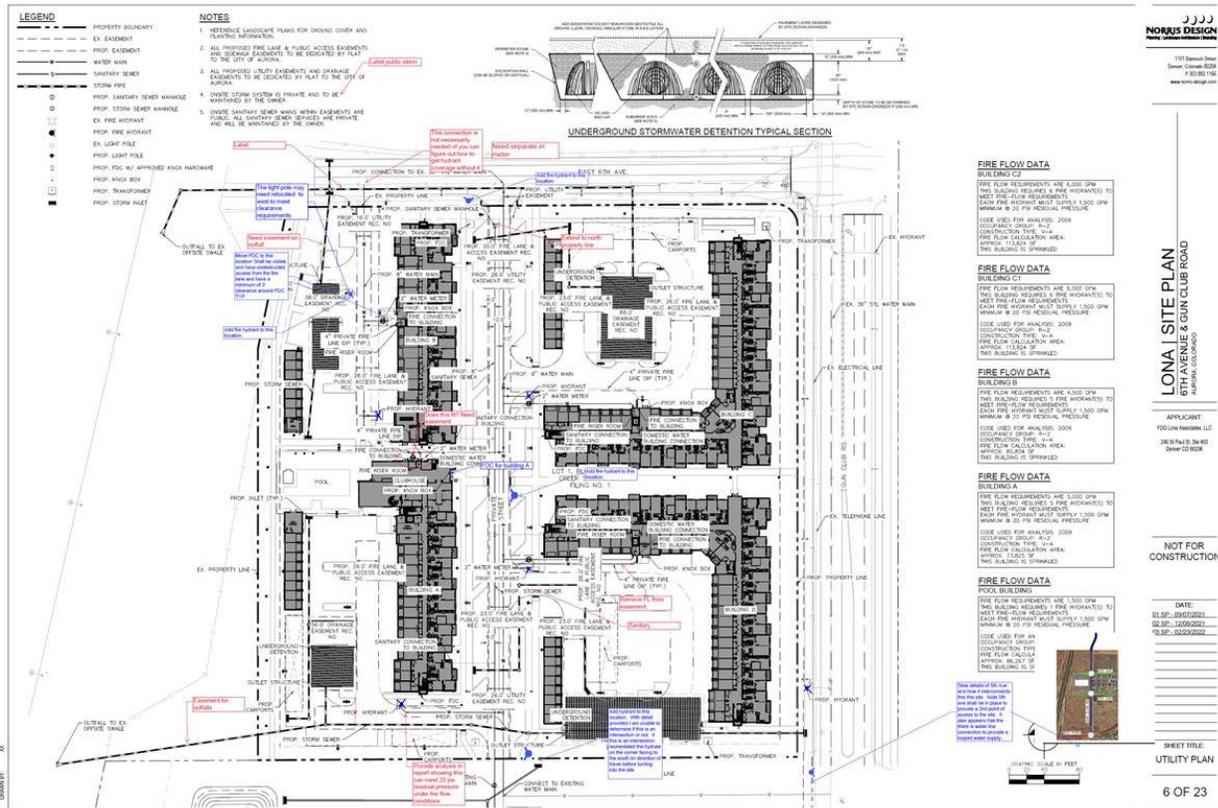
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# Fire Comments Email

**From:** [Apodaca, Mark](#)  
**To:** [Harrison, Adam](#); [Elyse Appelgate](#)  
**Cc:** [Hart, Michael](#)  
**Subject:** RE: Lona/Vista Creek Site Plan (DA-2248-01)  
**Date:** Wednesday, March 30, 2022 2:02:20 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image006.png](#)

Adam I apologize for the delayed response. I've updates the last review, see snippets below. Let me know if there are any issues or concerns.





Thanks,

**Mark Apodaca**

Fire/Life Safety Plans Examiner III  
 City of Aurora - Public Works Department

Building Division  
 15151 E. Alameda Parkway, Suite 2400  
 Aurora, CO 80012

**Direct: 303.739.7656**  
 Main: 303.739.7420

website [www.auroragov.org/building](http://www.auroragov.org/building)



Colorado's only IAS accredited Building Department

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**From:** Harrison, Adam <Adam.Harrison@kimley-horn.com>  
**Sent:** Wednesday, March 30, 2022 7:45 AM  
**To:** Apodaca, Mark <mapodaca@auroragov.org>; Elyse Appelgate <eappelgate@norris-design.com>  
**Cc:** Hart, Michael <Michael.Hart@kimley-horn.com>  
**Subject:** RE: Lona/Vista Creek Site Plan (DA-2248-01)

Hey Mark,

Just wanted to follow up on this updated review. Can you please let us know when you think you'll have this completed?

Thank you,  
Adam

**Adam Harrison, PE**  
**Kimley-Horn**  
Direct: 303.228.2311 | Mobile: 402.740.5919

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**From:** Apodaca, Mark <mapodaca@auroragov.org>  
**Sent:** Thursday, March 24, 2022 2:26 PM  
**To:** Elyse Appelgate <eappelgate@norris-design.com>  
**Cc:** Harrison, Adam <Adam.Harrison@kimley-horn.com>; Hart, Michael <Michael.Hart@kimley-horn.com>  
**Subject:** RE: Lona/Vista Creek Site Plan (DA-2248-01)

Hi Elyse, I have chatted with Adam about re-reviewing the latest comments produced by Jeff and have an updated comment list no later than noon on Tuesday.

Thanks,

**Mark Apodaca**

Fire/Life Safety Plans Examiner III  
City of Aurora - Public Works Department

Building Division  
15151 E. Alameda Parkway, Suite 2400  
Aurora, CO 80012

**Direct: 303.739.7656**  
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website [www.auroragov.org/building](http://www.auroragov.org/building)



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**From:** Elyse Appelgate <eappelgate@norris-design.com>  
**Sent:** Thursday, March 24, 2022 8:38 AM

Fire Comments Email

To: Goorman, Jeffery <jgoorman@auroragov.org>; Apodaca, Mark <mapodaca@auroragov.org>  
Cc: Harrison, Adam <adam.harrison@kimley-horn.com>; Hart, Michael <Michael.Hart@kimley-horn.com>  
Subject: Lona/Vista Creek Site Plan (DA-2248-01)

Good Morning Jeff and Mark,

We are working to respond to comments on the Lona/Vista Creek Site Plan (DA-2248-01) and would like to meet with you soon to walk through some of the comments in the attached comment letter and site plan redlines. We believe many of the comments were addressed in the attached Fire Access Exhibit, but did not receive any comments on it.

We were initially told that Mark was the reviewer for the project, but see that Jeff made the most recent comment—I'm not sure if just one or both of you need to be in attendance, but let us know who you think should attend, and your availability for a call today, tomorrow, or early next week.

Thank you,



Elyse Appelgate  
Associate | Planner

1101 Bannock Street | Denver, CO 80204  
P 303.892.1166 | D 719.423.4716



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# LONA | SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF ARAPAHOE, STATE OF COLORADO

## LEGAL DESCRIPTION

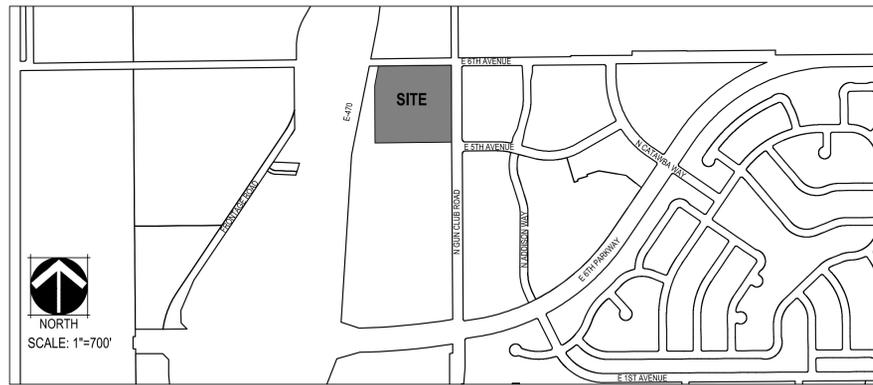
LOT 1, BLOCK 1, VISTA CREEK SUBDIVISION FILING NO. 1. LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., & THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

## PROJECT DATA

LAND AREA WITHIN PROPERTY LINES	8.9 AC	
PRESENT ZONING CLASSIFICATION	MU-R	
NUMBER OF UNITS PROPOSED	321	
NUMBER OF BUILDINGS	8 4 - 4 STORY- MULTIFAMILY BUILDINGS 4 -DETACHED PRIVATE GARAGE BUILDING W/ MAINTENANCE AND POOL EQUIP ATTACHED	
BUILDING GFA	TOTAL - 376,920 SF MULTIFAMILY BUILDINGS - 367,929 SF GARAGES - 8,991 SF	
2015 IBC BUILDING OCCUPANCY CLASSIFICATIONS	BUILDING A: A-3, R-2 BUILDINGS B, C, D: R-2 GARAGE A, B, C, D: U MAINTENANCE BUILDING: B, S-1	
2015 IBC CONSTRUCTION TYPE	BUILDINGS A, B, C, D: V-A GARAGE A, B, C, D: V-B MAINTENANCE BUILDING: V-B	
SPRINKLER STATUS	BUILDINGS A, B, C, D: YES, NFPA 13 GARAGE A, B, C, D: NO MAINTENANCE BUILDING: NO	
MAX. HEIGHT ALLOWED	60'-0"	
MAX. HEIGHT PROPOSED	BUILDINGS A, B, C, AND D: 49'-7 1/2" GARAGES A, B, C, AND D: 12'-5 3/4"	
TOTAL BUILDING COVERAGE	103,558 / 2.38 / 26.8%	
PARKING AND DRIVE AISLE COVERAGE	153,965 / 3.53 / 39.8%	
SIDEWALK AND HARDSCAPE AREA	31,772 / 0.73 / 8.2%	
LANDSCAPE AREA	95,698 / 2.20 / 24.8%	
	REQUIRED	PROVIDED
USABLE OUTDOOR AREA	1.75 AC / 20%	2.05 AC / 23.5%
PARKING SPACES	385	397 SURFACE: 239 (3 ADA / 2 ADA VAN) GARAGE: 116 (3 ADA) CARPORT: 42 (0 ADA)
ACCESSIBLE SPACES	8 (2 VAN)	CARPORT: 42 (0 ADA)
OUTDOOR BICYCLE SPACES		14 SPACES (7 RACKS)
INDOOR BICYCLE SPACES	19	80 SPACES (20 PER BUILDING)

Change ADA to accessible TYP.

## VICINITY MAP



## SHEET INDEX

- |                          |  |                             |
|--------------------------|--|-----------------------------|
| 1. COVER SHEET           | 9. OVERALL PLAN                        | 17. BUILDING C - ELEVATIONS |
| 2. NOTES                 | 10. LANDSCAPE PLAN                     | 18. BUILDING D - ELEVATIONS |
| 3. CONTEXT MAP           | 11. LANDSCAPE PLAN                     | 19. BUILDING E - ELEVATIONS |
| 4. SITE PLAN             | 12. NEIGHBORHOOD CONNECTOR ENLARGEMENT | 20. GARAGES - ELEVATIONS    |
| 5. GRADING PLAN          | 13. LANDSCAPE DETAILS                  | 21. NORTH LIGHTING          |
| 6. UTILITY PLAN          | 14. BUILDING A - ELEVATIONS            | 22. SOUTH LIGHTING          |
| 7. LANDSCAPE COVER SHEET | 15. BUILDING B - ELEVATIONS            | 23. FIXTURE CUT-SHEET       |
| 8. LANDSCAPE SCHEDULE    | 16. BUILDING C - ELEVATIONS            |                             |

ADA has been changed to "Accessible" throughout plans

## PROJECT TEAM

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## IMPLEMENTATION PLAN

2015- IBC, SECTION 1107.6.2.3 AND TABLE 1107.6.1.1	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS: 321 of 321	TOTAL ACCESSIBLE DWELLING UNITS:
TOTAL TYPE A UNITS: 12	POINTS REQUIRED : 138
TOTAL TYPE B UNITS: 309	POINTS PROVIDED : 309 TYPE B UNITS AT 4 POINTS EACH + 12 TYPE A UNITS AT 6 POINT EACH= 1,308 POINTS PROVIDED

## ADJUSTMENTS

- UDO SECTION 146-7.9.G. IN ALL RESIDENTIAL DEVELOPMENTS ADJACENT TO E-470, A MINIMUM EIGHT-FOOT HIGH SOLID SOUND ATTENUATION WALL SHALL BE CONSTRUCTED ALONG THE DEVELOPMENT'S E-470 FRONTAGE, AND SHALL MEET ALL THE MATERIAL AND DESIGN REQUIREMENTS FOR FENCES AND WALLS ALONG ARTERIAL STREETS.

**PROPOSED ADJUSTMENT:** THE APPLICANT IS PROPOSING TO FOREGO A SOUND ATTENUATION WALL, GIVEN EXISTING SITE CONDITIONS AND ALTERNATE SOUND-ATTENUATION FEATURES ON AND ADJACENT TO THE SITE.

**JUSTIFICATION:** WITH A MINIMUM DISTANCE OF 281-FEET FROM E-470 TO RESIDENTIAL BUILDINGS, AN EXISTING 9-FOOT-TALL EARTHEN BERM, AND PROPOSED 12-FOOT-TALL CARPORTS, 12-FOOT-TALL GARAGES, AND A 12-FOOT-TALL MECHANICAL BUILDING OCCUPYING 59% OF THE WESTERN BOUNDARY, A SOUND ATTENUATION WALL WOULD BE REDUNDANT AND HAVE MINIMAL ADDITIONAL IMPACT ON THE SITE. AN EXHIBIT IS INCLUDED IN THIS SUBMITTAL DETAILING THE TOPOGRAPHY, REQUESTED PLACEMENT OF THE WALL, AND PROPOSED STRUCTURES BETWEEN THE WALL AND RESIDENTIAL BUILDINGS. A SOUND STUDY CAN BE PROVIDED, UPON REQUEST, AND RECEIPT OF DECIBEL LIMIT STANDARDS ENSHRINED IN CODE.

- UDO SECTION 146-4.8.5.D. 1. THE MAXIMUM BUILDING LENGTH OF ANY MULTIFAMILY OR MIXED-USE BUILDING SHALL BE 200 FEET IN SUBAREAS B AND C.

**PROPOSED ADJUSTMENT:** TO APPROVE BUILDING LENGTHS AS FOLLOWS: BUILDING A - 266'-4", BUILDING B - 248'-2", BUILDING C1 - 257'-2" x 252'-4", BUILDING C2 - 257'-2" x 252'-4"

**JUSTIFICATION:** THE BUILDING FOOTPRINTS EXCEED THE 200' LENGTH ALLOWED PER CODE FOR THE PURPOSE OF CREATING A LINEAR DESIGN TO ENHANCE THE FRONTAGE OF THE WALKABLE MAIN STREET AND BOUNDARY ROAD. THE ADDED LENGTH HELPS REDUCE THE BUILDING SCALE, AND THE ARTICULATION OF THE BUILDING MATERIALS IS INTENDED TO SEPARATE THE MASS WHILE STILL MAINTAINING THE MODERN PRAIRIE THEME.

## SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

## CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL DATE: \_\_\_\_\_

## RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

\_\_\_\_\_, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

LONA | SITE PLAN  
6TH AVENUE & GUN CLUB ROAD  
AURORA, COLORADO

APPLICANT:  
FDG Lona Associates, LLC  
240 St Paul St, Ste 400  
Denver CO 80206

NOT FOR  
CONSTRUCTION

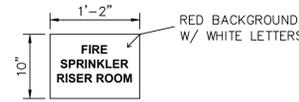
DATE:  
01 SP - 09/07/2021  
02 SP - 12/08/2021  
03 SP - 02/23/2022

SHEET TITLE:  
COVER SHEET

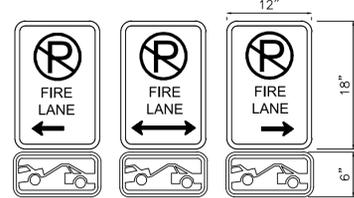
**LEGEND**

- PROP. LANDSCAPE
- PROP. CONCRETE
- PROP. PUBLIC SIDEWALK
- EX. PROPERTY BOUNDARY
- PROP. PROPERTY BOUNDARY BY PLAT
- EX. EASEMENT
- PROP. EASEMENT
- ACCESSIBLE ROUTE
- SETBACK LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING COMMUNICATION LINE
- SIGHT TRIANGLE
- PROP. SANITARY SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EX. LIGHT POLE
- PROP. LIGHT POLE
- PROP. SIGN
- PROP. FDC WITH APPROVED KNOX HARDWARE
- PROP. KNOX BOX
- PROP. BIKE RACK (REF. LANDSCAPE PLANS)
- PROP. ACCESSIBLE PARKING SPACE

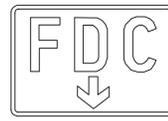
**RISER ROOM SIGNAGE**



**FIRE LANE SIGNAGE**



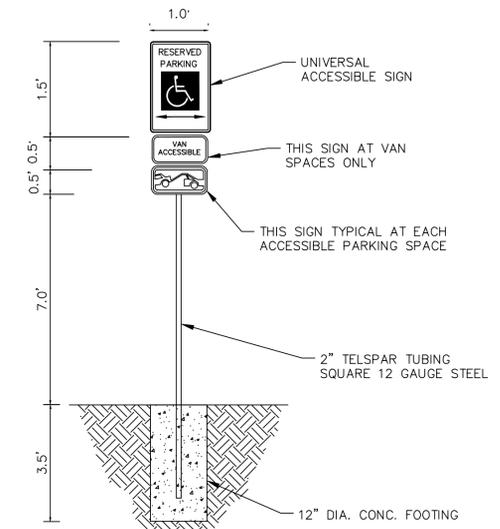
**FDC SIGNAGE**



Reference Utility sheets for FDC and Hydrant Placement

Noted.

**ACCESSIBLE SIGNAGE**

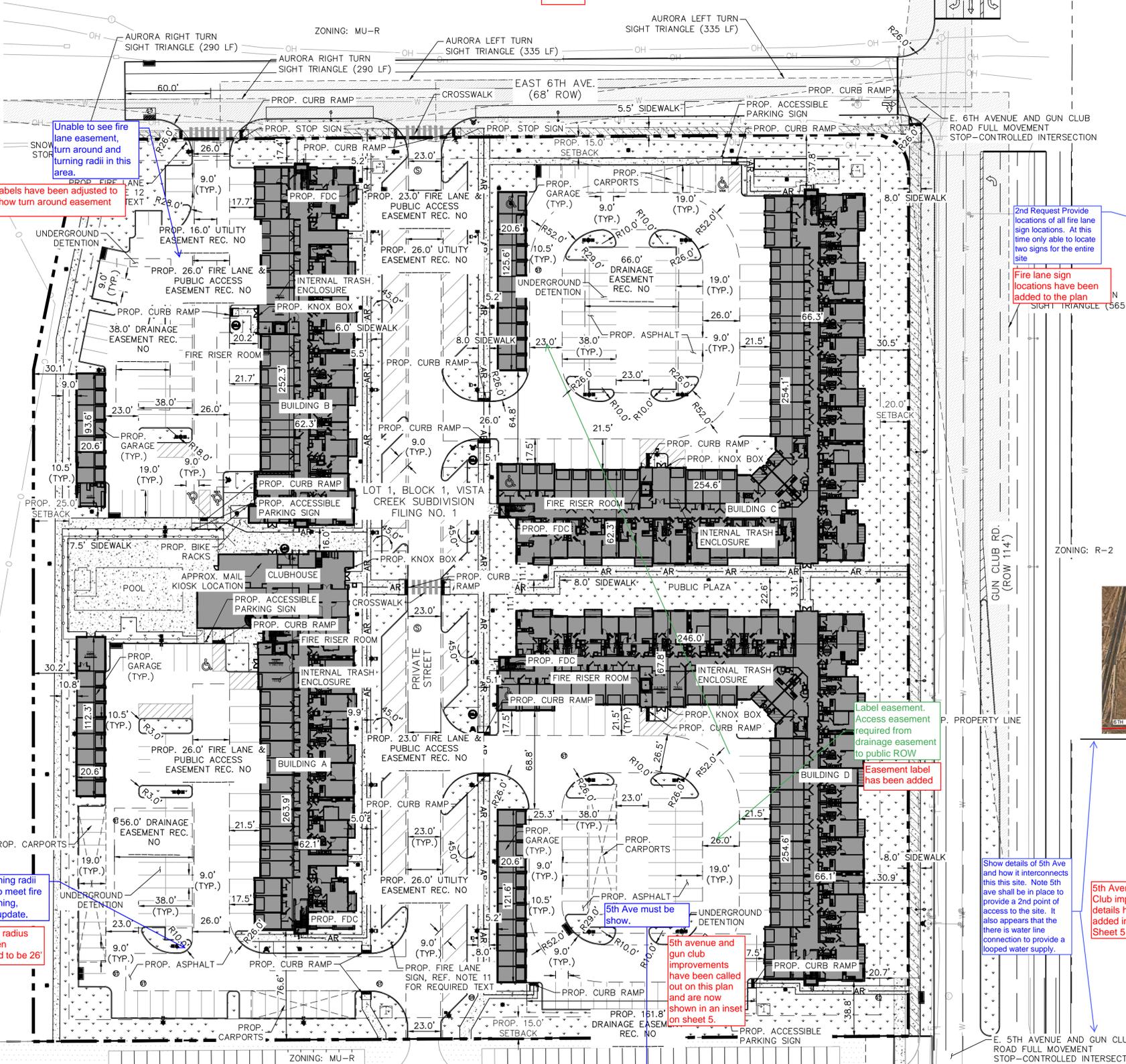


**SIGNAGE NOTES**

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGN SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 20' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

**NOTES**

1. ALL DIMENSIONS ARE MEASURED TO THE FLOWLINE, UNLESS OTHERWISE NOTED.
2. ALL FLOWLINE RADII ARE 3.0', UNLESS OTHERWISE NOTED.
3. REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
4. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PAVEMENTS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CITY STANDARDS AND SHOWN ON THE SIGNAGE PLAN FOR THE DEVELOPMENT.
5. FIRE LANE & PUBLIC ACCESS EASEMENTS AND EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
6. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHALL BE DEDICATED BY PLAT TO THE CITY OF AURORA.
7. ALL SIDEWALKS (INCLUDING MOUNTABLE CURB) SHALL BE DESIGNED TO SUPPORT A MINIMUM IMPOSED LIVE LOAD OF 100 PSF PER CHAPTER 5 OF COA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS.
8. ALL SIDEWALKS SHALL BE INCLUDED FOR THE SIGNAGE PLAN AND SHALL INCLUDE FIRE LANE AND ACCESSIBLE PARKING SIGNS. SIGN DETAILS, HANDICAPPED PARKING SIGN DETAILS, AND LOCATIONS FOR ALL SIGNAGE SHALL INCLUDE ALL SIGNS AS REQUIRED BY OTHER CITY OF AURORA DEPARTMENTS.
9. ALL ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. AT ALL LEVEL LANDINGS, CHANGES IN DIRECTION, AND ADA PARKING AREAS, SHALL NOT EXCEED 2% IN ANY DIRECTION.
10. ALL ADJACENT PUBLIC IMPROVEMENTS SHALL BE COMPLETED AND ACCEPTED PRIOR TO TEMPORARY CERTIFICATE OF OCCUPANCY / CERTIFICATE OF OCCUPANCY.
11. THE FIRE LANE SIGN ON THE SOUTH SIDE OF THE SITE MUST READ: "FIRE LANE DEAD ENDS IN 280' WITH TURNAROUND."
12. THE FIRE LANE SIGN ON THE NORTH SIDE OF THE SITE MUST READ: "FIRE LANE DEAD ENDS IN 235' WITH TURNAROUND."
13. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS PROVIDED IN THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL CONSTRUCTION DRAWINGS.
14. THE MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, AND A MINIMUM OF 2% FOR IMPERVIOUS AREAS.
15. BIKE RACKS ARE LOCATED INTERNAL TO EACH BUILDING ON THE THIRD FLOOR. SITE PLAN DEPICTS 1ST FLOOR INTERNAL PLANS SO BIKE RACK LOCATIONS INTERNAL TO THE BUILDINGS ARE NOT CALLED OUT ON PLANS.



Unable to see fire lane easement, turn around and turning radii in this area. Labels have been adjusted to show turn around easement

2nd Request Provide locations of all fire lane sign locations. At this time only able to locate two signs for the entire site. Fire lane sign locations have been added to the plan

On this sheet or another sheet provide accessible ramp detail including slope

A typical curb ramp detail has been added to this sheet

This turning radii needs to meet fire lane turning, please update. Turning radius has been modified to be 26'

Label easement. Access easement required from drainage easement to public ROW. Easement label has been added

Show details of 5th Ave and how it interconnects this site. Note 5th ave shall be in place to provide a 2nd point of access to the site. It also appears that there is water line connection to provide a looped water supply.

5th Avenue and Gun Club improvement details have been added in an inset of Sheet 5

5th Ave must be shown. 5th avenue and gun club improvements have been called out on this plan and are now shown in an inset on sheet 5.

