

December 8, 2021

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

Re:

Vista Creek Apartments Initial Submission Review – Master Plan, Site Plan and Final Plat
Application Number: **DA-2248-01**

Dear Ms. Vigil:

Thank you for the comments on the Vista Creek Apartments Initial Submission Review which we received on October 29, 2021. 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



Elyse Appelgate
Associate

Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Comments were received from several outside agency groups. Please see their comments attached to the end of this letter. There were no neighborhood comments received with this submission.

Response: Noted, thank you.

2. Completeness and Clarity of the Application

Site Plan

Sheet 1

- 2A. Add percentages to the data block. The total must add up to 100%.

Response: NDPL

- 2B. As an adjustment is being requested, please add the Planning and Zoning Commission back to the approvals block.

Response: The adjustments have been added, per comment.

- 2C. Note: due to the adjustment request, a public hearing fee will be added to the development fees in a separate invoice.

Response: Noted, thank you.

Sheet 3

- 2D. Label the structure shown on the redlines.

Response: The structures shown on the redlines have been added.

Land Use Map and Matrix

- 2E. Label E 6th Ave and E 5th Ave and the E-470 MUE.

Response: Revised, per comment.

- 2F. Also indicate the boundary road is a walkable main street (it's a continuation of the one from the south).

Response: Revised, per comment.

Open Space and Circulation

- 1A. Label E 6th Ave and E 5th Ave and the E-470 MUE.

Response: Revised, per comment.

- 1B. Also indicate the boundary road is a walkable main street (it's a continuation of the one from the south).

Response: Revised, per comment.

- 1C. The sidewalk should continue south (see Site Plan comments).

Response: The sidewalk has been extended to the south property line and since we are the Civil Engineer working on this adjacent property we will make sure sidewalk connects/continues.

2. Zoning and Land Use Comments

Site Plan

Sheet 1

- 2A. Add mitigation measures taken for the adjustment request. These could include architectural design enhancements, improved landscaping, etc.

Response: Each building elevation is designed with variation of quality materials with horizontal areas of articulation provided at breaks of less than 50' along the primary façade elevations. These enhancements include varying heights of stone masonry and building offsets with material color changes. Ground floor engagement is provided with building access provided off each of the primary facades. To achieve a desired density in this urban setting, the length of the design is required to proportionately compliment the buildings' heights.

Sheet 3

- 2B. Dimension the minimum distance from the sidewalk to the building, typical for all buildings. Along the main street, it may not be greater than 15' at the closest point.

Response: Dimensions have been added from the sidewalk to the buildings for all buildings.

- 2C. Provide dimensions of the buildings on this sheet.

Response: Dimensions of the buildings have been provided for each building on this sheet.

- 2D. Include dimensions for separation of buildings. The maximum is 180' along arterials and 45' along the main street.

Response: Dimensions have been added for separations of buildings.

3. Streets and Pedestrian Issues

Sheet 3

- 3A. Enhanced crosswalk striping should be included at the crossing shown.

Response: Striping has been included at the crossing indicated.

- 3B. The walk must continue south and connect to the southern property or provide a crosswalk prior to the E 5th Ave alignment.

Response: The sidewalk has been extended to the south property line and since we are the Civil Engineer working on this adjacent property we will make sure sidewalk connects/continues.

4. Parking Issues

Site Plan

Sheet 1

- 4A. Please include a breakdown of the parking required in carports/garages and the attached spaces to comply with code.

Response: Parking breakdown is provided on the cover sheet .

5. Architectural and Urban Design Issues

Site Plan

Sheet 12-16

- 5A. Typical for all elevations: provide vertical and horizontal dimensions for all buildings. Include dimension markers for areas that include vertical and/or horizontal articulation.
Response: Level tags and dimensions have been added to each building elevation to provide vertical articulation information. In addition, the separation between the base, middle and cap sections are annotated, shown by materiality change and architectural massing/detailing. The elevations are showing horizontal articulation by dimensioning each change in projection and materiality.
- 5B. Include building lighting on all elevations.
Response: Exterior lighting is shown and noted on the elevation sheets. (Sheet 12, 13, 14, 14.1, 15, 16) Cut sheets of the selected fixtures will be submitted along with the photometric design.
- 5C. Add “or shielded by a screen wall to be painted to match the field color”.
Response: General note #1 has been update with additional text requested.
- 5D. Provide a masonry calculation for each building. Reference Table 4.8-6 in the UDO for specific standards but be sure to comply with the Master Plan requirements.
Response: Masonry calculations per building were analyzed and added to each building’s elevations sheet. (Sheet 12, 13, 14, 15, 16)
- 5E. It appears that the elevation called-out needs an additional articulation method utilized (1 method is required every 50’). There are several locations called out on sheets 12-14; please see the redlines for details.
Response: The elevations are showing horizontal articulation by dimensioning each change in projection and materiality. Utilizing method a.(Change in material texture, patterning or color), b.(Horizontal offset or projection), d.(Change in roof height or form) per Table 4.8-3 Horizontal Methods.
- 5F. It may be a printing error, but the C-1 colors do not match.
Response: Rendering style has been revised and C-1 should be one tone/color across all elevations.
- 5G. Provide an elevation detail of the carports.
Response: Carports’ elevations can be found in sheet 16.

Architecture Standards

- 5H. Clarify the materials palette to indicate “Accent materials”.
Response: Accent materials are specified in the material legend by a symbol (*) and a general note.**
- 5I. How will the buildings be environmentally sustainable? Are they designed to be solar ready? Do the materials and color trap or reflect heat? Please expand upon this idea and integrate any changes into the Site Plan elevations.
Response: The buildings’ overall design is environmentally conscious because of their mechanical systems and choice of manufactures for materiality. The mechanical systems are meant to perform

with high efficiency to reduce excessive waste of energy; while allowing a successful performance for the users and maintaining an environmentally sustainable commitment with the community. The chosen manufacturers for the selected materials are companies certified green. Such materials are roof-reflective membrane, fiber cement panels, and stone veneer. In general, these materials are low-emittance and manufactured with recycled materials to reduce waste during manufacturing. Their adhesive components are fabricated with fly ash as a part of their formula rather than silica, which is more environmentally friendly.

6. Open Space Issues

Site Plan
Sheet 1

- 6A. Revise the open space area based on the comments shown on the Open Space Exhibit.
Response: Open space area has been revised.

Open Space Exhibit

- 6B. Landscaping buffers adjacent to parking lots do not meet the intent of the open space requirement of the space being “designed as usable green space or common gathering space.”
Response: Noted, areas that do not meet intent of open space requirement have been removed from calculations.
- 6C. Parking lot island areas shall not be counted in the open space calculation.
Response: Parking lot island areas have been removed from calculation.
- 6D. Buffer spaces adjacent to trails and/or pedestrian walkways can count towards this requirement.
Response: Noted, thank you.

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

Site Plan Comments
Sheet 6

- 7A. See the additional commentary provided by the Case manager on the actual Usable Open Space Exhibit, but parking lot islands cannot count toward that requirement.
Response: Noted, the exhibit has been revised, per comment.
- 7B. Add E. 6th Avenue.
Response: E 6th Avenue label has been added.
- 7C. No buffer is required along the north. This is a local street.
Response: Data has been removed.
- 7D. Make the edits and changes to the tables as shown in the redlines.
Response: Changes to tables have been made.
- 7E. A buffer reduction feature is not needed as it is meeting the minimum standards. There does not appear to be a wall provided.

Response: Given the presence of 12-foot tall earthen berm, garages, and more than 200' linear feet between E-470 pavement and the residential units, the team is proposing an Adjustment to the Site Plan to waive the requirement for a sound attenuation wall. Please see further details in the Letter of Introduction.

- 7F. Make sure that 50% of the trees being provided are evergreen
Response: Trees have been updated to be at least 50% evergreen.
- 7G. No more than 20% of the buffer plant material may be ornamental grasses.
Response: Noted, plantings have been revised to meet requirements.
- 7H. See the comment on the landscape plan, but a sound attenuation wall is required along the entire buffer length.
Response: Given the presence of 12-foot tall earthen berm, garages, and more than 200' linear feet between E-470 pavement and the residential units, the team is proposing an Adjustment to the Site Plan to waive the requirement for a sound attenuation wall. Please see further details in the Letter of Introduction.
- 7I. A buffer is not required for multifamily developments adjacent to local streets.
Response: Noted, data has been removed from table.
- 7J. Remove 5th Avenue from the table. This is considered a non-street buffer and has been listed elsewhere on this sheet in the non-street buffer table.
Response: Removed from table.

Sheet 7

- 7K. All street trees along arterial streets shall be 2.5" in diameter. 7L. Update to reflect the correct quantities.
Response: Sizes have been updated.
- 7M. Relocated the quantity column as shown in the redlines.
Response: Quantity column has been relocated.
- 7N. Must be 2".
Response: Sizes have been updated.
- 7O. Remove the notes shown as only the ones on sheet 6 are necessary
Response: Notes have been removed.

Sheet 8

- 7P. Add the street name to the locations shown.
Response: Street names have been added to plans.
- 7Q. Label E-470.
Response: E-470 label has been added to plans.
- 7R. In accordance with the UDO, a sound attenuation wall is required along the entire western boundary. Refer to ordinance section 146-4.7.9.B along E-470.
Response: Given the presence of 12-foot tall earthen berm, garages, and more than 200' linear feet between E-470 pavement and the residential units, the team is proposing an Adjustment to

the Site Plan to waive the requirement for a sound attenuation wall. Please see further details in the Letter of Introduction.

7S. Remove the notes.

Response: Notes have been removed.

Sheet 9

7T. Label all the plant material. A complete first review was not possible.

Response: Plant labels have been added to plans.

7U. Provide and show the locations of the proposed monuments.

Response: Monument location has been added to plans.

7V. Add the street name.

Response: Street name has been added.

7W. Tone back the property boundary line so that it reads like a normal line type and not as thick. It should stand out, but not this much.

Response: Property boundary line type has been adjusted.

7X. What is happening with the tree symbols called-out in the redlines? It appears as if there are two tree symbols on top of each other.

Response: Tree symbols have been cleared up.

7Y. Include the sight distance triangles.

Response: Sight distance triangles have been added to plans.

7Z. In accordance with the UDO, a sound attenuation wall is required along the entire western boundary. Refer to ordinance section 146-4.7.9.B along E-470.

Response: Given the presence of 12-foot tall earthen berm, garages, and more than 200' linear feet between E-470 pavement and the residential units, the team is proposing an Adjustment to the Site Plan to waive the requirement for a sound attenuation wall. Please see further details in the Letter of Introduction.

7AA. Single islands require 6 shrubs.

Response: Shrubs have been added.

7BB. Turn the inside of the buildings off.

Response: Inside of buildings have been turned off.

7CC. Darken the parking spaces.

Response: Parking spaces have been darkened.

7DD. Label each building 1, 2, 3, 4 etc. to coincide with the building perimeter landscaping table that is provided.

Response: Buildings have been labeled to coincide with building perimeter landscape table and civil plans.

7EE. Darken the edges of the roads.

Response: Edges of roads have been darkened.

- 7FF. Label E-470.
Response: E-470 label has been added.
- 7GG. Dimension and label the buffer.
Response: Buffer have been labeled and dimensioned.
- 7HH. Dimension and label the street frontage buffer.
Response: Buffer has been labeled and dimensioned.
- 7II. Remove the notes.
Response: Notes have been removed.

Sheet 10

- 7JJ. Label the items called out in the redlines.
Response: Items have been labeled in an enlargement of the SUP area.
- 7KK. Darken and enlarge the label.
Response: Label has been adjusted.
- 7LL. Don't just say utility easement. Dimension it and show the extents of the easement.
Response: Easement has been dimensioned.
- 7MM. What is happening with the tree symbols called-out in the redlines? It appears as if there are two tree symbols on top of each other.
Response: Tree symbols have been cleared up.
- 7NN. Add the 6 required shrubs.
Response: Shrubs have been added.
- 7OO. Dimension and label the non-street buffer.
Response: Buffer has been labeled and dimensioned.
- 7PP. Turn off the accessible route as it is not needed on the landscape plan.
Response: Accessible route has been turned off.
- 7QQ. Remove the notes.
Response: Notes have been removed.

Sheet 11

- 7RR. Provide a detail of the sound attenuation wall including the color, material, height, etc.
Response: Given the presence of 12-foot tall earthen berm, garages, and more than 200' linear feet between E-470 pavement and the residential units, the team is proposing an Adjustment to the Site Plan to waive the requirement for a sound attenuation wall. Please see further details in the Letter of Introduction.

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

- 8A. 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, State plane, 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: Noted, thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan Comments Sheet 1

- 9A. No plat has been submitted for this project. Please submit the plat in the second submission.
Response: A plat has been included with this submittal.
- 9B. The Site Plan will not be approved by Public Works until the preliminary drainage report is approved.
Response: Acknowledged.

Sheet 3

- 9C. The standard section for a 4-lane arterial is 114' ROW. I believe the difference is in the tree lawn (curbside landscaping). Also, the 14' raised median includes curb and is not a full 14' planting strip. Please review the COA standard section.
Response: The standard 4-lane arterial has been revised to match typical COA standard section for 114' ROW and to include a 14' raised median. Section has been moved to Sheet 4.
- 9D. Show and label the streetlights on 6th Ave and Gun Club Rd. Add a note that the 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 plans.
Response: Streetlights on 6th and Gun Club Road have been shown and labeled and a note has been added to indicate that the light locations will be determined by photometric analysis provided in the street lighting plan submitted with the civil plans
- 9E. Provide a section for the "Main Street" private street.
Response: A section has been provided for the Boundary Road
- 9F. There should be a curb return on the side called out in the redlines with a transition after the return and turn around provided.
Response: A curb return on the side called out in the redlines has been added with a transition after the return and hammerhead turn around provided.
- 9G. Label the curb return radius. Show and label the curb ramps.
Response: Curb return radius has been labeled and curb ramps have been shown and labeled.
- 9H. The radius called out in the redlines does not meet the Fire Lane turning radius.
Response: Radii have been updated per the fire requirements.
- 9I. Improvements to Gun Club are required along the frontage and need to include transitions to existing

pavement.

Response: Acknowledged. These improvements have been shown for visual purposes and will be further detailed along with the transition to existing pavement with the Public Infrastructure Construction Drawings to be submitted once the site plan has progressed to more detailed design.

9J. Add a note that the adjacent public improvements shall be completed and accepted prior to TCO/CO issuance.

Response: A note has been added to the site plan stating that “Adjacent public improvements shall be completed and accepted prior to TCO/CO issuance.”

9K. The underground detention call out is in the wrong location.

Response: The underground detention call out has been shifted to the correct location.

9L. Show and label the drainage easements. Drainage easements need to be a minimum of 4' from the outside wall of the underground facility. Access easements are required from the drainage easements to the public right-of-way.

Response: A drainage easement has been shown and labeled around the underground facilities. Access easements are provided from the drainage easements to the public right-of-way in conjunction with the emergency access easement.

9M. Label the radius on all fire lane easements, typical.

Response: Radii on all fire lane easements have been labeled. When fire lane easement is in line with flowline radius, only one label is included to represent both.

Sheet 4

9N. Provide the longitudinal slope. The cross slope for the street is shown in the typical section and is not 0.7%.

Response: Longitudinal slope has been added. The cross slope has been updated to match the typical section.

9O. The max slope is 4% for 65' at access.

Response: Acknowledged.

9P. Label the slope at the access.

Response: A slope label has been added at the access.

9Q. The max slope across fire lanes is 4%, typical.

Response: Acknowledged.

9R. Improvements to Gun Club are required along the frontage and need to include transitions to existing pavement.

Response: Acknowledged. These improvements have been shown for visual purposes and will be further detailed along with the transition to existing pavement with the Public Infrastructure Construction Drawings.

9S. The minimum slope away from the building is 5% for 10' for landscape areas, and a minimum of 2% for impervious areas.

Response: Acknowledged.

- 9T. The minimum slope is 2% for all non-paved areas. 9U. Label the slopes in all tracts and landscape areas.
Response: Acknowledged. Slopes have been included in some tracts and landscape areas for reference, but further detailed grading will be included with the Construction Drawings to indicate these slopes.
- 9V. The master drainage study for Lamar Landing identified surface detention.
Response: This site is not part of the Lamar Landing master drainage study.
- 9W. A letter from the adjacent property owner will be required to outfall off-site.
Response: Coordination is underway with E-470 to get a permit for construction to outfall off-site onto their property.
- 9X. Underground vaults need to be set a minimum of 4' away from garages or carports to allow for drainage easements.
Response: Underground detention systems have been set a minimum of 4' away from all garages and carports and a drainage easement has been added.

Sheet 8

- 9Y. Trees must be a minimum of 10' away from storm sewer and facilities.
Response: Noted.

Sheet 17-18

- 9Z. Show/label street lights on 6th Avenue and Gun Club Road. Add a note that 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 plans. Refer to the draft lighting standards for street light requirements.
Response: Street lights have been added mirroring spacing on east side of Gun Club. Photometric analysis will be completed with Public Infrastructure Construction Documents.
- 9BB. Make the changes identified in the standard notes. Remove all instances of FDP and CSP and replace them with Master Plan and Site Plan. Also change waivers to adjustments.
Response: References have been removed.

Sheet 19

- 9AA. Include street light fixtures for the proposed streetlights on 6th Ave and Gun Club Rd.
Response: Fixture has been added.

Land Use Map and Matrix Comments

Urban Design Standards

- 9CC. Is it Forum Vista Creek or just Vista Creek? The Site Plan submittal states Forum Vista Creek in the title block.
Response: The project name has been revised to Lona, to match the future community's intended name. All references to the site have been revised to "Lona".

- 9DD. Provide standards that are applicable to this application. The standards that are provided were copied from some other development.
Response: Standards have been revised.
- 9EE. Provide drawings of what are anticipated to be the monuments and how they relate to the architecture, aesthetics, theming (high plains landscape) for this multifamily development.
Response: Forum is in the process of designing signs and drawings will be provide with the next submittal.
- 9FF. Provide a map showing potential locations for monumentation.
Response: Monument location is shown on landscape plans.
- 9GG. Update the language so that it is applicable to this application.
Response: Standards have been revised.
- 9HH. If walls and fencing are proposed, show how they relate to the High Plains Landscape theming.
Response: Standards have been revised and standards for walls and fencing are no longer proposed.
- 9II. No districts or neighborhoods are proposed.
Response: Language has been revised.
- 9JJ. Add page numbers (10.2 etc.).
Response: Page numbers have been added.
- 9KK. The section highlighted is repeated.
Response: Standards have been revised.
- 9LL. Identify more specifically with a graphic where the enhanced pavers are anticipated to be utilized.
Response: Locations for enhanced pavers are shown on the landscape plans.
- 9MM. Place the note shown on the bottom of the 1st sheet as well.
Response: The note appears on the sheet, per comment.
- 9NN. Specific models of furniture and sight lighting are to be included here to help express the High Plains theme. These are just examples. Provide the specific products being selected.
Response: Specific products are now shown in the plans.
- Landscape Standards Comments
- 9OO. The language highlighted in green is not applicable to this application.
Response: Standards have been revised.
- 9PP. The common open space and tract standards needs to be re-written. Most of it is not applicable to this application.
Response: Standards have been revised.
- 9QQ. The note should appear on the bottom of the 1st sheet as well.
Response: The note appears on the sheet, per comment.

9RR. Are the plazas, seating nodes, entry monuments, parks and gathering spaces all applicable to this application?

Response: Standards have been revised.

9SS. Make the grammatical corrections noted in the redlines.

Response: Standards have been revised.

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

Traffic Impact Study Comments

10A. Comments 10.7.21:

- 1) The format of the report is appropriate and well organized
Response: Thank you for the review of the Vista Creek traffic study.
- 2) The SB left-turn at Gun Club Road and 6th Avenue is discussed to be needed in the existing conditions, but then not included in the 2024 background and included in the 2024 with project. Please update.
Response: In the revised traffic study, a southbound left turn lane has been included in the 2024 background evaluation at the 6th Avenue and Gun Club Road intersection.
- 3) Please move the site plan from the Appendix to the Report.
Response: Site plan is included in the report of the revised traffic study.
- 4) Did the background volumes include Aurora Crossroads to the north? Also, please provide methodology and percentages used to forecast future volumes.
Response: Traffic volumes from the Aurora Crossroads traffic study were not used in the previous traffic study. The City of Aurora required two percent annual growth was used in addition to directly adding project traffic volumes from the E-470 and 6th Parkway FDP, Cross Creek, and Lamar Landing projects. The revised traffic study has included aforementioned traffic studies plus the City of Aurora two percent annual growth for the short term 2024 buildout. As the Aurora Crossroads is a master development with a 2030 buildout, traffic volumes have been used from this study for the 2045 horizon. These volumes align more closely to the traffic volumes in the NEATS study.
- 5) Revisit the background volumes since they are significantly different than NEATS. Gun Club Road volumes are double NEATS and 6th Parkway is half of NEATS.
Response: The City of Aurora requires two percent annual growth to be applied to existing traffic volumes. However, as stated above, traffic volumes from the Aurora Crossroads traffic study have been used as background traffic volumes in 2045 to align more closely to traffic projections in the NEATS study. Based on existing volumes and future development of FDP, Cross Creek, Lamar Landing, Aurora Crossroads, and the current proposal, it is believed that traffic volumes along Gun Club Road will exceed the projections in the NEATS study. However, the traffic volumes along Gun Club Road in the revised traffic study no longer double the NEATS projections.
- 6) Provide clarification on trip distribution percentages since they are not similar to existing travel patterns at 5th or 6th Avenues. Update as appropriate.
Response: Trip distribution has been refined to include additional percentage to and from the

north. This aligns to existing traffic volumes from the east of project with the same residential uses.

- 7) Check balancing of trips between intersections.
Response: The traffic assignment volumes have balancing differences of one vehicle due to rounding in the analysis software.
- 8) For signalized intersections, add all movement delay/LOS to the tables in Section 5.0. Any LOS E/F needs to be discussed, including if mitigation is needed and if not, why.
Response: Movement delays have been added to the level of service tables of the signalized intersections. All LOS E and LOS F have been discussed and potentially mitigated in the revised traffic study.
- 9) Check if the recommended auxiliary lane lengths are consistent with those in the Aurora Crossroads TIS.
Response: The turn lane length recommendations in the Aurora Crossroads TIS have been checked for consistency purposes and appropriate discussion has been included in the revised traffic study.
- 10) Provide a section on alternative mode access and connections for employees to/from the site.
Response: A multi-modal section has been added in the revised traffic study.
- 11) See comments throughout.
Response: Please see individual responses throughout the separate traffic study review responses.

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

- 11A. Add 2015 IBC.
Response: Added to the data table.
- 11B. Provide Site Data Block information for the following:
 - 2015 IBC Construction type of each building(s).
 - 2015 IBC occupancy type. (Each building)
 - Number of building(s). (Townhouse, Duplex, Condos)
 - Square footage of building(s).
 - Gross square footage of building(s).
 - Height of building(s).
 - Sprinklered or not sprinklered. (Each building)
 - Parking: Standard parking, accessible parking, van accessible parking, garage parking & tandem parking. (Each building)**Response: Added to the data table.**
- 11C. Add the notes per the redlined comments on the cover sheet.
Response: Added, per comment.

Sheet 3

- 11D. Please show the fire lane turning radii. 23' wide fire lane with inside turning radii of 29' and an outside turning radii of 52'; 26' fire lane with inside turning radii of 26' and outside turning radii of 52'.
Response: Fire turning radii have been labeled and updated to meet the minimum inside and outside

radii specified.

- 11E. Provide fire lane signs per the fire lane sign notes.
Response: Fire lane signs have been provided per the fire lane sign notes.
- 11F. Provide accessible routes to connect to the accessible route.
Response: An accessible route has been added to connect to the accessible route.
- 11G. Show the accessible parking sign locations.
Response: Accessible parking signs have been added in applicable locations.
- 11H. Accessible parking shall be located on the most direct route to the main entrances, typical.
Response: Accessible parking has been distributed to be located on the most direct routes to the main entrances as discussed on our coordination call including accessible parking garage spaces internal to each building.
- 11I. Nothing can extend into the fire lane including building eaves and exterior lighting.
Response: Acknowledged.
- 11J. Accessible parking shall be located on the most direct route to the main entrances, typical.
Response: Accessible parking has been distributed to be located on the most direct routes to the main entrances as discussed on our coordination call including accessible parking garage spaces internal to each building.
- 11K. Replace Handicap with "Accessible", typical.
Response: Handicap has been replaced with Accessible.
- 11L. For each building:
- Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps."
- Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."
- Identify the Fire Riser Room location. (Typical for Site, Utility, Landscaping and Photometric Plans.)
Response: The FDC, Knox Box, and Riser Room locations have been added to the applicable sheets.
- 11M. Show the accessible parking sign locations.
Response: Accessible parking signs have been added in applicable locations.
- 11N. Provide accessible ramps in the accessible route and crosswalk striping, typical.
Response: Accessible ramps and crosswalk striping in the accessible route have been included.
- 11O. Provide an equal distribution of accessible parking throughout the site to include surface parking, carports, and detached garages.
Response: Accessible parking has been distributed to be located on the most direct routes to the main entrances as discussed on our coordination call including accessible parking garage spaces internal to each building.
- 11P. Will there be a gating system here?
Response: No, a gating system is not planned.
- 11Q. Provide an accessible route to connect to the accessible route.

Response: An accessible route has been added to connect to the accessible route.

11R. Bring the fire lane easement to the flow line.

Response: The fire lane easement has been adjusted to be in line with the flow line in applicable locations where they align.

11S. Show the accessible parking sign locations.

Response: Accessible parking signs have been added in applicable locations.

11T. Provide accessible ramps, typical.

Response: Accessible ramps have been provided throughout in applicable locations along accessible routes.

11U. This appears to be the second point of access and needs to be constructed in the first phase of construction. This must include a looped water supply. See the redlines for details.

Response: Per our coordination call this will be the second point of access. If this entrance isn't constructed prior to our site, a temporary access will be constructed on the southern portion of the site. If the water main loop in the development to the south isn't complete at the time of this development, the water main will be constructed to loop and tie into Gun Club Road.

11V. Accessible parking shall be located on the most direct route to the main entrances, typical.

Response: Accessible parking has been distributed to be located on the most direct routes to the main entrances as discussed on our coordination call including accessible parking garage spaces internal to each building.

Sheet 4

11W. Update the signage and notes per the redlines.

Response: Signage and notes have been updated per the redlines and were added to Sheet 3.

11X. The maximum cross slope within a fire lane easement is 4%.

Response: Acknowledged.

Fire Access Exhibit Comments

11Y. Show the turning for the corner called out in the redlines. 11Z. This does not appear to make the turn.

Response: Per our coordination call and updated fire exhibit, a hammerhead movement have been added along with a dead end access that eliminates this tight turn.

11AA. The turning temple has many very tight turning areas that are not going to work. The tightness of the turning is unrealistic and would require perfect driving.

Response: Per our coordination call and updated fire exhibit, a hammerhead movement have been added along with a dead end access that eliminates this tight turn.

Land Use Map and Matrix Comments

11BB. Add the note per the redlines.

Response: Note added, per redlines.

12. [Aurora Water \(Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red\)](#)

Site Plan Comments Sheet 5

- 12A. Please show and label the Fire Lines for buildings A, B and C1.
Response: Fire lines for buildings A, B, and C1 have been labeled.
- 12B. The clubhouse will require its own meter.
Response: Clubhouse is part of multifamily building A and will share a meter.
- 12C. Is the line called out sanitary? Please confirm and label.
Response: Sanitary lines have been labeled for clarity.
- 12D. This is a light pole. Please relocate the leader to the proposed meter.
Response: Leader has been moved to the correct meter location.
- 12E. Adjust the leaders for the dimension to the proposed easement linetype.
Response: Leaders for the dimension of the proposed easements have been adjusted to align with the easement linetype.
- 12F. Relocate the text box as it covers the water service for building C2.
Response: The text box has been relocated so it does not cover the water service for building C2.
- 12G. Sanitary will be public. Please locate it within the proposed easement.
Response: Easement has been adjusted to include the sanitary that will be public.
- 12H. Show and label the drainage easement for the underground detention. Access easements must also be provided for maintenance of this asset, typical.
Response: The drainage easement for the underground detention has been shown and labeled and an access easement has been provided to reach this drainage easement.
- 12I. Verify this is not detaining flows a second time from the upstream detention area.
Response: Verified. There will be a bypass portion of the system so flows are not detained twice.

13. [PROS \(Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve\)](#)

Site Plan Comments

Sheet 1

- 13A. Insert the following note on the cover sheet:
Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.
Response: Note has been added to cover sheet.

Sheet 8

- 13B. An enlarged plan of this space is needed to assess compliance with Small Urban Park (SUP) standards, such as required programmatic elements, setbacks, etc. Once the boundaries of the SUP are properly defined, it shall be identified as a separate planning

area on the maps for Tab 8 and Tab 9 of the Master Plan as well as plotted as a separate tract on the plat (missing from this submittal).

Response: Enlargement has been provided.

Land Use Map and Matrix Comments

13C. Map the Small Urban Park as a discrete Planning Area. It may be credited toward satisfying the overall land dedication requirement. The balance of the total land dedication acreage required shall be satisfied by a cash-in-lieu payment, which should be noted in the Land Use Matrix.

Response: The SUP is now mapped as a separate planning area.

13D. Based on a new total count of 311 proposed multifamily units, the park and open space land dedication has been recalculated based on an updated projected population impact. Required land dedication for neighborhood park, community park, and open space purposes shall be 2.33-acres, 0.86-acres, and 6.06-acres, respectively. These shall be reflected in an updated version of this Land Use Matrix and in Form J.

Response: The Matrix has been updated with new calculations.

Open Space and Circulation Plan

13E. The SUP should be mapped and labeled as a discrete Planning Area.

Response: The SUP is now mapped as a separate planning area.

13F. Additional amenities/facilities are needed for this space to qualify as a SUP. Refer to the PROS Dedication and Development Criteria Manual.

Response: These amenities have been added; please see the description in the matrix and Letter of Introduction.

13G. Assign the SUP a discrete Planning Area designation.

Response: The SUP is now Planning Area 2.

14. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan Comments Sheet 1

14A. When the plat is submitted, add the lot, block, and subdivision name and filing number.

Response: This information has been added.

14B. Add "City of Aurora"

Response: This information has been added.

Sheet 3-4

14C. Fill in the reception numbers shown and dedicate ad state "to be dedicated by separate document" to any other easements, typical.

Response: Reception numbers are not yet known but will be included once obtained.

14D. Label the easements.

Response: Easements have been labeled.

14E. No sidewalk is shown or labeled heron. Is the easement needed?

Response: Sidewalk easements has been removed from the note.

14F. Add the line of delineation between the two types of easements shown on the plan, typical.

Response: The line of delineation between the two types of easements has been added.

14G. Add the lot, block, and subdivision name and filing number.

Response: This information has been added.

Sheet 5

14H. Label the easements shown on the redlines.

Response: Easements shown on the redlines have been labeled.

14I. Cover the meter with a labeled easement.

Response: The meter has been covered with a labeled easement.

Engineering Services Division Referral Comments

1. Arapahoe County does not recommend the underground detention facility. However, it is up to the City of Aurora to determine if this facility is acceptable.

Response: Thank you for the comment. We are working with the City of Aurora to ensure the underground detention is acceptable.

Xcel Energy Comments

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for Forum Vista Creek. The property owner/developer/ contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/Install and Connect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements will need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

For future planning and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests 10-foot-wide utility easements around the perimeter of the subject property to be dedicated on the plat.

Response: An application will be submitted soon after this site plan has been submitted. Utility easements will then be dedicated via plat.