



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

February 12, 2025

Rich Wilson
Forum Development
13191 Crossroads PKWY Floor 6
City of Industry, CA 91746

Re: 4th Technical Submission Review – Forum Vista Creek (Lona) – Master Plan, Site Plan and Final Plat
Application Number: DA-2248-01
Case Numbers: 2021-7009-00; 2021-4025-00; 2021-3051-00

Dear Rich Wilson:

Thank you for your fourth technical submission, which we began reviewing on January 31, 2025. We reviewed it 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 technical submission. Please revise your previous work and send us a new submission.

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.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fettig, AICP
Planner II
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design
Brit Vigil, ODA
Filed: K:\\$DA\2200-2299\2248-01tech4



Fourth Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical comments on the site plan and plat by various departments
- Payment of storm drain development fee prior to recordation
- Execution of the required avigation easement

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Avigation easement has not been completed for the property. Please contact Jeffrey Moore at 303.739.7676 or jmoore@auroragov.org with any questions you may have.

2. Master Plan

- 2A. According to our records, the Master Plan (Case Number: 2021-7009-00) was administratively approved on May 18, 2022. This project has been taken over by a new planner as the previous case manager no longer works for the City of Aurora. Please provide the most recent files for all Master Plan Tabs. If written direction was given to not draft a master plan with all required Tabs, please provide that information as it appears not all Tabs are in the application portal.

3. Subdivision Plat

- 3A. Sheet 1: In response to comment 9G, the addition of a covenant for public improvements is not required.

4. Site Plan

- 4A. Sheet 1: Remove the Recorder's Certificate.
- 4B. Sheets 15-20: The significant removal of glazing (transom windows above sliding doors) is not consistent with the Planning Commission's approval of the site plan. Additionally, the justification for the major adjustment to increase the permitted building length was enhanced architecture. The transom windows should be added back to the site plan to comply with the approved set and the major adjustment justification. If the decision is made to move forward with the removal of the transom windows, alternative architecture enhancements will be required for all affected facades.
- 4C. Sheet 15-20: Depending on the direction that is gone regarding the transom windows, the glazing and masonry calculations will need to be revised accordingly.

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

Site Plan

- 5A. Sheet 7: Add Not for Construction to all landscape plan sheets.
- 5B. Sheet 10: Add deciduous canopy trees in the parking lot islands where indicated. In some locations, trees were removed and lighting added. Code does not allow lighting to displace the required parking lot island landscaping including the deciduous canopy trees.
- 5C. Sheet 10: Add the missing linework for the sidewalk along E. 6th Avenue.
- 5D. Sheet 10: Can the roof drain connection be shifted north to avoid the parking lot island? See the concept linework on this sheet.
- 5E. Sheet 11: There is no LP-402 sheet in this plan set and no enlargement is provided. Please remove the dashed line in this area as well as the note.
- 5F. Sheet 11: Provide the linework for the missing building.
- 5G. Sheet 11: Add shift trees in the parking lot islands where noted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

- 6A. Sheet 5: Max 4% cross slope in fire lanes, typical.



7. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

7A. Master Utility Report / Sheet 8 of 30 / MUR – The adopted codes are the 2015 I-codes.

8. Aurora Water (Chong Woo / 303-739-7249 / ddpershi@auroragov.org / Comments in red)

Site Plan

- 8A. Sheet 6: To eliminate the two (2) separate weld-on taps to the 30-inch main at 6th Ave, revise this portion to be a dead-end main at the 8x6 reducer for hydrant lateral. Looping will be provided by connection at Gun Club. Provide calculations to show hydrant will have a minimum 20 psi. Also, revise the Plat to reduce limits for Water Easement.
- 8B. Sheet 6: Aurora Water records identify two (2) separate 6-inch water laterals at these approximate locations. Remove laterals and cap at the mains.
- 8C. Sheet 6: Per the latest Aurora Water standards and specifications, the fire flow requirement for multi-family has been revised to 2,500 gpm (TYP).

Final Utility Conformance Letter

- 8D. Page 5: It has been over 2 years since the last submission and comments made. Aurora Water specifications have been updated to 2025 revision. Please revise to Aurora Water Water, Sanitary Sewer and Storm Drainage Infrastructure Standards and Specifications, latest revision.
- 8E. Page 8: It has been 2 years since the last submission. Aurora Water's latest revision of standards and specifications requires a minimum of 2,500 gpm for multi-family fire flows.
- 8F. Page 18: It has been 2 years since the last submission. Aurora Water's latest revision of standards and specifications requires a minimum of 2,500 gpm for multi-family fire flows.
- 8G. Page 27: It has been 2 years since the last submission. Aurora Water's latest revision of standards and specifications requires a minimum of 2,500 gpm for multi-family fire flows.

9. Land Review Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Subdivision Plat

- 9A. (Advisory Comment): Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2025 Subdivision Plat Checklist Item 19.b.
- 9B. (Advisory Comment): Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 9C. (Advisory Comment): Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2025 Subdivision Plat Checklist Item #19.a.
- 9D. (Advisory Comment): Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 9E. Send in a closure report for the plat exterior boundary per COA 2025 Subdivision Plat Checklist Item #19.d.
- 9F. Send in the State Monument Records for the aliquot corners used in the plat per COA 2025 Subdivision Plat Checklist Item #19.e.
- 9G. Sheet 1: Covenants – Check with the case manager to see if the “West ½ of North Gun Club Road abutting the property shall be included as a public improvement for this subdivision and will be improved by the owner to the City of Aurora specifications” and if so, include the required covenant as stated above – **covenant addition not required.**
- 9H. Sheet 1: Revise covenants to reference the appropriate date and only the Arapahoe Country recording information.
- 9I. Sheet 1: Notes - #3 add “or Tract”, #4 Revise the referenced title commitment date.



- 9J. Sheet 1: Signature Block – Revise the owner to be the same as shown on the title commitment.
- 9K. Sheet 1: Mortgage Holder – Remove “,”.
- 9L. Sheet 1: Vicinity Map – Add the Range labels as shown.
- 9M. Sheet 2: Add the width of the easement to the easement labels, label the range, Revise from “Dedicated” to “Granted”, confirm North Gun Club Road is not a consistent ROW width, and describe the monument E-E 1/64th corner.
- 9N. Sheet 3 & 4: Easements should be parallel.
- 9O. Sheet 5: Easements should be parallel, Are you sure that leaving the 2.50 foot between utility easements along the easterly side of Lot 1 is viable?

Site Plan

- 9P. Sheet 1: Legal Description – Remove the dedication language as this is not appropriate on the site plan.
- 9Q. Sheet 4: All easement labels should match those on the plat, label all easements, monument signs within easements may have to be replaced at the owner's expense should any utility work be required in that area, confirm the “Proposed Fire Lane” label.

10. Storm Drainage Fees (Melody Oestmann / 303-739-7244 / moestman@auroragov.org)

- 10A. Storm Drainage Development Fees of \$10,846.39 are due at the time of plat recordation.