

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



March 24, 2023

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

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

Application Number: **DA-1746-37**  
Case Numbers: **2022-6038-00; 2022-3062-00**

Dear Mr. Laudick:

Thank you for your submission. We have reviewed your Site Plan and Plat 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 agencies.

Your Administrative Decision date is tentatively set for April 19, 2023; however, the Letter of Introduction needs to be revised prior to the Administrative Decision. Please revise the letter and return it to me no later than April 3, 2023.

Please remember that all abutter notices must be sent, and the site notices posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

A technical corrections submittal is required following the Administrative Decision to address all outstanding redline comments. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261 or [dbickmire@auroragov.org](mailto:dbickmire@auroragov.org).

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachment: DEN Planning Comments

cc: Will Sokol – Silverbluff Companies 18591 E 64<sup>th</sup> Ave Denver CO 80249  
Cesarina Dancy, ODA  
Filed: K:\SDA\1749-37rev3



## Third Submission Review

### PLANNING DEPARTMENT COMMENTS

#### 1. Completeness and Clarity of the Application

##### Letter of Introduction

- 1A. Clarify the difference between the Road A and Road B Street sections and revise the letter if necessary.
- 1B. The letter references water quality ponds that are not named on the Site Plan. Add the names or revise to reference the associated tracts.
- 1C. Add a sentence that the curbside landscape has been designed with this Site Plan.
- 1D. The landscape discussion does not address the landscape installation, irrigation, or maintenance for Private Streets A or B.

##### Site Plan

- 1E. The vicinity map should include the area between Private Road A and future Picadilly Road. **Included**
- 1F. Use the Aurora spelling for Picadilly, which includes only one "C." **addressed**
- 1G. Private Roads A and B need to be assigned street names. Please submit your .dwg file to Phil Turner at [pcturner@auroragov.org](mailto:pcturner@auroragov.org). **Private Roads A and B will continued to be named Private roads A and B**
- 1H. Identify what causes the difference in the widths of Private Road A vs. Private Road B. The dimensions are the same. **label updated to 44.50 for road b section**
- 1I. Darken the lot lines and right-of-way lines. They are still very difficult to see. **Lot lines made darker and more bold increase visibility**
- 1J. Label and dimension all existing and proposed easements on the Site Plan. **easement shown on HPE filing 6 plat. Label updated**
- 1K. Revise Landscape Note 5. One suggestion is as follows:  
*Aurora High Point at DIA Metro District, their successors shall be responsible for installation, maintenance, and replacement of all buffer and curbside landscape material shown and/or indicated in this Site Plan for the north side of 68th Avenue, the west side of Private Road A, detention areas, and the south side of E-470 service road. Curbside landscape adjacent to developable lots shall be installed in accordance with this Site Plan by the adjacent respective landowner/ developer at the time of development. Landowners/developers, their successors, and assigns shall be responsible for the maintenance, irrigation, and replacement of the applicable curbside landscape adjacent to their site. Curbside landscape shall be installed prior to the certificate of Occupancy.* **note updated**  
**ND RESPONSE: NOTE LANGUAGE UPDATED PER COMMENT LETTER.**

##### Plat

- 1L. Check the spelling of Picadilly Road. There is only one "c" in the Aurora spelling. **addressed**

#### 2. Landscaping Issues (Bill Tesauro / [btesauro@auroragov.org](mailto:btesauro@auroragov.org) / Comments in teal/red)

##### Site Plan

- 2A. Remove trees located within utility easements and replace them with shrub equivalents. **ND RESPONSE: TREES REMOVED FROM EASEMENT, SHRUB EQUIVALENTS INCLUDED ALONG SOUTH SIDE OF STREET.**
- 2B. Revise the landscape tables to show shrub equivalents at 12 shrubs **ND RESPONSE: UPDATED TO BE 12 SHRUBS PER TREE.**  
should be based on one tree, not a fraction of a tree.
- 2C. Revise Landscape Note 5 to address redline comments. **ND RESPONSE: NOTE LANGUAGE UPDATED PER COMMENT LETTER.**
- 2D. Add notes on adjacent lots to state the individual lot developer shall be responsible for the installation of the adjacent curbside landscape at the time of development. **ND RESPONSE: ADJACENT LOTS LABELED, NOTE ADDED.**

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

- 3A. 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 is 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. **CAD file provided on Aurora coordinates and layers**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****4. Civil Engineering** (Julie Bingham / 303-739-7300 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**Site Plan**

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

4B. Repeat comment: Show grading tying into the existing. **contours updated to show tie**

4C. Review the grading noted on Sheet 7. It doesn't appear to be following the flowline.

**Plat**

4D. Provide the minimum radius as noted on Sheet 7.

The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

**5. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)**Site Plan**

5A. Provide truck-turning exhibits. **Truck turning exhibits to be submitted**

5B. Revise 68<sup>th</sup> Avenue to a three-lane collector. **Label updated to "three"**

5C. Add or revise signage per comments on the redlines. **signage has been revised**

5D. The pedestrian crossing on 68<sup>th</sup> Avenue at Gun Club Road should have RRFB and associated signs. **Pedestrian crossing sign added**

5E. Adjust the Gun Club Rd. curb ramp at 68<sup>th</sup> Avenue to reduce the crosswalk skew. **Curb ramp skew cannot be reduced due to turn lane from 68th ave, inlet and FH location on east side to Gun Club Road**

**6. Real Property** (Roger Nelson / 4720-587-2657 / [ronelson@auroragovl.org](mailto:ronelson@auroragovl.org) / Comments in magenta)**Site Plan**

6A. Revise the notes per the language provided on Sheet 1. **note update to site plan version**

6B. Identify the utility "G-QLD" shown on Sheet 4. Is this an existing or abandoned line? Is there an associated easement? **Label about existing utility locate moved to be able to read. easement not found and utility not found**

6C. Review the acreage and area in the legal description. **Area updated based on plat and comment**

6D. Label the bearings, distances, and curve data for the boundary. **Labels not added because it will impact the clarity of the overall plan. that information is shown on the plat and in the legal description**

6E. Show existing and proposed easements on all sheets. Include reception numbers and dimensions as applicable. **all easement labels updated with proper reception number and dimensions**

6F. Label adjacent subdivisions with associated reception numbers or add "Unplatted." **labels updated**

6G. Label Adams County and the City and County of Denver on the vicinity map. **labels updated**

**Plat**

6A. Update the Title Commitment prior to recording. It must be dated within 30 days of the plat acceptance date. **Title to be provided 30 days within closing and plat acceptance**

6B. Provide a Certificate of Taxes Due. **Tax Cert to be provided with recorded plat**

6C. Provide the most recent AES Board Monument records showing aliquot section monuments as described on the plat. **Monuments submitted with plat**

6D. Label the Point of Beginning. **Point of beginning labeled**

6E. Revise/edit the legal description and notes per the redline comments. **Legal description updated**

6F. Label adjacent subdivisions with associated reception numbers or add "Unplatted." **Adjacent labels added and "unplatted" labeled**

6G. Label bearings and distances of existing. **Bearings and distances labels added**

6H. Show the street centerline monuments. **Centerline monuments shown**

6I. Show the E-470 controlling monuments. **E470 monuments shown**

6J. Address all redline comments and notations. **redlines addressed**

**7. DEN Planning + Design** (Lisa Nguyen / [Lisa.Nguyen@flydenver.com](mailto:Lisa.Nguyen@flydenver.com))

7A. Any construction activity and grading on DEN property will require a permit or license. Note the existing 42" Denver Water Main. Any addition of grade over the water main will require approval and review by both Denver Water and DEN. See attached comments. **No additional grading over water main anticipated with this project. Meetings with DEN and Denver Water during 2024 and 2025 to coordinate project**



## MEMO

Date: August 2, 2022

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

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

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

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

[https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)

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

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



Thank you for the continued opportunity to provide comments.