



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

AuroraGov.org

April 15, 2024

Ted Laudick
Colorado International Center Metro District No. 7
450 E 17th Ave Ste 400
Denver, CO 80203

Re: Initial Submission Review – High Point Gun Club To 61st Ave Extension - Infrastructure Site Plan

Application Number: **DA-1746-40**

Case Number: **2024-6007-00**

Dear Mr. Laudick:

Thank you for your initial submission, which we started to process on March 4, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 6, 2024.

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

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

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Randy Ficklin – Silverbluff Companies 18591 E 64th Ave Denver CO 80249
Cesarina Dancy, ODA
Filed: K:\SDA\1746-40rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise drawing scale to 1" = 40', coordinate plans with adjacent site plans (Planning)
- Meet intersection design standards, show/label signage, revise crossing/ramps (Traffic)
- Clarify utility locations/stubs, and provide maintenance access (Water)
- Adjust hydrant location(s) (Life/Safety)
- Revise notes, provide grading, pavement info, label street classifications (Public Works Engineering)
- Reference adjacent site plans, label contours, and clarify planting on the bridge (Landscape)
- Clarify proposed park location and timing and trail access (PROS)
- Add distances, bearings, and curve data of boundary lines (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Referrals were sent to eight (8) adjacent property owners, one (1) neighborhood association, and four (4) outside agencies. No comments were received from any adjacent property owners or the neighborhood association. One response was received from an outside agency and is attached to this letter. Please respond to the response letter for your next submission.

2. Completeness and Clarity of the Application

Letter of Introduction

- 2A. Revise the title and street references to state the "Gun Club Road" extension.
- 2B. Clarify the site location by referencing E-470 and E. 64th Avenue, and Possum Gully to provide better context to the surrounding area.
- 2C. Revise the scope of the project to identify the construction of applicable roadways, bridges, associated infrastructure, etc. Inlets and/or drainage patterns do not need to be specifically discussed.
- 2D. The application does not include a subdivision plat. Please address how easements will be dedicated.
- 2E. There is a reference to work in the City & County of Denver. Is this accurate? They are not adjacent to this site.
- 2F. Clarify the timing of landscape installation and responsibility. The letter states landscape will be installed at the time of adjacent development; however, it continues to say the metro district will be responsible for the portion abutting Possum Gully. As future adjacent development will not occur along Possum Gully, we expect that the landscape will be installed with the road construction.
- 2G. The proposed plans overlap previously approved site plans. Identify those site plans by full name and case number and address whether changes will be required to those site plans.
- 2H. Address the approval criteria for a Minor Site Plan and how the proposed plans comply.
- 2I. Please resubmit the Letter of Introduction as a PDF document instead of in WORD.

Site Plan

- 2J. The proposed plans should identify improvements in approved adjacent site plans and demonstrate how the proposed roadway will be incorporated. As presented, the proposed grading overlaps the Building 4 parking and will ultimately eliminate most of the required buffer landscape. Add comments to the plans to identify areas of conflict and include notes to address how the adjacent site plans will be updated.



- 2K. The Site Plan Manual requires a site plan to be a minimum scale of 1" = 40'. This comment has been made on previous site plans. Revise the plans to the appropriate scale.
- 2L. The proposed street section differs from the section of E. 61st Avenue approved in the High Point Building 4 Site Plan. Please revise to be consistent or provide an explanation for any deviations.
- 2M. Expand the viewport to show the proposed road tying into the existing access south of Building 4.
- 2N. There needs to be a linework hierarchy to delineate property lines, easements, contours, etc. Everything looks the same on the plans.
- 2O. Identify all existing and proposed easements and right-of-way.
- 2P. Address all comments and notations in the redlines.

3. Landscaping (Tammy Cook / 954-266-6488 / tdcook@Auroragov.org / Comments in teal/red)

- 3A. Revise Note 5 on Sheet 5 to say, "upon the construction of the individual streets identified within this Infrastructure Site Plan."
- 3B. Add one additional street tree.
- 3C. The ornamental grasses shall be five-gallons in the curbside landscape area. Please revise the Plant Schedule.
- 3D. Clarify which hatch patterns indicate the Irrigated and Non-irrigated native seed mix.
- 3E. On all planting plans, show the symbol and legend for stop signs, directional signage, fire hydrants, and light poles to ensure that there are no conflicts with the street trees.
- 3F. Where is the curbside landscaping for the northern section of Gun Club Road? There will not be another site plan submission to address the curbside landscaping i.e. street trees and shrubs. It was shown in the southern half.
- 3G. Add contour labels.
- 3H. Is it possible to plant on top of the bridge?
- 3I. Show the Case Numbers and remove the RSN#(s).

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

- 4A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Moustapha Agrinan / magrigna@auroragov.org / Comments in green)

- 5A. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
 - Roadway Classification (typical section name)
 - Adjacent Land Use Category, as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculations
- 5B. Add the note provided on the cover sheet and delete Note 13.
- 5C. Label the proposed curb return(s) and radii.



- 5D. Label E. 63rd Avenue as public or private.
- 5E. Provide the street classifications per Section 4.04.2.
- 5F. Provide fire lane easement(s), width and fire lane radii.
- 5G. Provide a separate grading plan.
- 5H. Show/provide a directional ramp with appropriate receiving ramps, directionality, and location. Show an ADA path.
- 5I. Identify the pavement material type.
- 5J. Label and dimension all existing and proposed easements.
- 5K. The typical section shown on Sheet 2 does not match the typical on Sheet 3. Please verify and revise accordingly.
- 5L. Add the grading notes provided on Sheet 2.
- 5M. Add the conceptual streetlight location note.

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

- 6A. The area southwest of Building 4 needs to be redesigned to reduce the number of intersection legs and reduce intersection skew. Consider separating into two separate access points. Intersections shall be perpendicular +/- 5 degrees. Remove screened curb lines that conflict with the proposed design.
- 6B. All intersections shall be perpendicular ± 5 degrees.
- 6C. Add a note that all signposts and sign support shall comply with COA Standard Detail TE-11.
- 6D. Revise sign details per comments and label all signs shown on the plans.
- 6E. Remove all bike lane pavement markings on E. 63rd Avenue.
- 6F. On E. 63rd Ave., move the pedestrian ramps, crosswalk and stop sign closer to the intersection.
- 6G. Move the roadway typical so the plans are not obscured (Sheet 4).
- 6H. Verify the striping shown on Gun Club Road.
- 6I. Remove the northbound stop sign on Gun Club Road at E. 63rd Avenue.
- 6J. Delete duplicate notes.

7. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

- 7A. Is a water line being proposed as part of E. 63rd Avenue? If the road is going to be paved, then utility extensions should be performed now instead of later so pavement will not need to be replaced.
- 7B. What is the water main at the south end of the road connecting to?
- 7C. The water main will require a casing under the culvert. This is to be shown on the civil plans.
- 7D. Move the light pole out of the maintenance access path.
- 7E. Maintenance access is not to be on top of or require travel over the FES and outfall.
- 7F. Maintenance access needs to be 12 feet wide with a turning radius of 50 feet. See Section 5.06.
- 7F. Sanitary sewers are to either end in a manhole or a short four-foot segment of pipe.
- 7G. A sanitary sewer easement will be required where the sewer line is not within public right-of-way.
- 7H. Access is required to all manholes.
- 7I. Try to keep sanitary sewer in paved road.
- 7J. Provide valves as noted on Sheet 4.
- 7K. Manholes will need to be adjusted and grading around the manhole should be approximately a 2% cross slope to allow crews to safely access the manhole. Typical for all manholes.
- 7L. Confirm which contours are proposed in areas where overlapping contours are shown.
- 7M. Show the proposed utilities on the landscape plans, screened, so that conflicts with trees and other plantings can be identified.
- 7N. Show the maintenance paths on the landscape plans.



8. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

- 8A. Will there be a crossing at the intersection of E. 63rd Avenue?
- 8B. Provide a crossing for the future trail west of Possum Gully. Clarify whether the trail will be constructed at the same time as the roadway improvements.
- 8C. The Master Plan calls for a park in PA-72. Who will be constructing the park and when?
- 8D. Provide sidewalk access to the Building 4 site.
- 8E. Show what is being counted for open space per the Master Plan.

9. Fire/Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

- 9A. The existing fire hydrant on Gun Club Road should be relocated 80 to 100-feet to the north to maintain the 500-foot spacing requirements of hydrants along a road.
- 9B. Provide two (2) additional fire hydrants on E. 63rd Avenue.
- 9C. Add one fire hydrant on Gun Club Road to meet the required 500-foot spacing for hydrants along a road.
- 9D. Show all new and existing water lines and fire hydrants at the Building 4 site.
- 9E. For all landscape sheets, **maintain the five-foot clearance** per the fire hydrant placement note.

10. Real Property (Roger Nelson / ronelson@auroragov.org / Comments in magenta)

- 10A. Revise quarter section, township and range per redline comments.
- 10B. Add the reception number, section, township and range for the referenced subdivision.
- 10C. Revise the Basis of Bearing per the comments.
- 10D. Show/label existing easements.
- 10E. Show the exterior parcel bearings and distances on all sheets so a comparison to the plat can be made.
- 10F. Label adjacent subdivisions and include lot, block and reception number.
- 10G. Include all line types in the legend or add labels.
- 10H. Easements to be dedicated by separate instruments should work with dedicationproperty@auroragov.org.

11. Energy and Environment (Maria Alvarez / 303-739-6824 / malvarez@auroragov.org)

- 11A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist with providing additional information.

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface. Please be advised there is a regional natural gas transmission line that runs along E-470, just east of the highway.

The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information.

Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

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

- 12A. See attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 1, 2024

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

Attn: Debbie Bickmire

Re: High Point Gun Club to 61st Avenue Extension, Case # DA-1746-40

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the infrastructure site plan for **High Point Gun Club to 61st Avenue Extension** and requests that 10-foot-wide utility easements are dedicated abutting all public rights-of-way.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



April 14, 2024

Ms. Bickmire
City of Aurora
Planning & Development Services Department
15151 E. Alameda Parkway
Aurora, CO 80012

Gun Club Rd. extension. Revise all.

RE: Letter of Introduction – The 61st Extension Ave on Gun Club Rd., South of E. 64th

Ms. Bickmire

On behalf of the owners of this project, we are submitting an Infrastructure Site Plan for 61st Ave Extension.

Property Owner #1

Highpoint North Acquisition LLC
800 Lasalle Ave. Ste 1210
Minneapolis, MN 55402
ATTN: Ted Laudick
303-638-9553

Property Owner #2

ACM High Point VI K, LLC.
4100 East Mississippi Avenue, Suite 500
Denver, CO 80246
303-984-9800

Owner's Representative

Silverbluff Companies
4100 E. Mississippi Ave, Ste 500
Glendale, CO 80246
ATTN: Ted Laudick
303-638-9553

Civil Engineer

Martin/Martin Inc.
12499 W. Colfax Avenue
Lakewood, CO 80215
ATTN: Patrick Horn
303-431-6100

Landscape Architect

Norris Design
1101 Bannock Street
Denver, CO 80204
ATTN: David Lane
303-575-4551

Site Location:

revise street name. Reference south of E. 64th Ave, east of E-470

do you mean the proposed roadway?

The 63rd Avenue corridor is relatively located within Section 7, Township 3 South, Range 65, west of the 6th Principal Meridian, in the City of Aurora, Adams County, State of Colorado and the 61st Avenue corridor Section 12, Township 3 South, Range 66, west of the 6th Principal Meridian, in the City of Aurora, Adams County, State of Colorado. As discussed, the surrounding development is the High Point property. A vicinity map of the project location is shown below.

no map provided

Scope of Project:

rewrite. Scope is construction of 2 roadways and associated infrastructure, such as drainage, utilities, street lights, and landscape...). Number of inlets, drainage routes can be discussed in the PDR but do not need to be in the LOI.

The approximately 1400-linear foot improvement of 61st Avenue will connect existing Gun Club Road to the building (separate project) across Possum Gully to the east. The proposed roadway crosses the Possum Gully tributary, a significant tributary of Second Creek. Proposed 61st Avenue will have two total in-sump type R inlets. These inlets will route collected runoff North into Possum Gully and then ultimately into Second Creek.

reference bridge. Are sumps relative to the overall project in this description?



The approximately 750-linear-foot improvement of 63rd Avenue will connect existing Gun Club Road to the east of E-470's MUE. The proposed roadway does not cross any significant tributaries. Proposed 63rd Avenue will have 2 on-grade Type R Inlets. These inlets will route collected runoff east and into WQ/EURV Pond Alpha, then into Possum Gully, and ultimately into Second Creek.

- Reference legal description / plat if applicable
- how will easements be dedicated?

Proposed infrastructure associated with this project will be within the City of Aurora, with grading to take place in the County of Denver, and that approvals will be pursued for work in the Denver Property line.

is this accurate?

Existing soil conditions encountered on the property, according to the United States Department of Agriculture (USDA) National Engineering Laboratory (NLE) Soil Survey, are predominantly classified as Planter Loam and Wiley-Adena-Renohill Complex. The predominant soil types are classified as Hydrological Soil Type C which yield medium surface runoff. A summary of the on-site soil types, including a Hydrologic Soils Group Exhibit is included in Appendix A.

not relevant in the
LOI

Project Phasing:

Currently, the plan for this project is to construct the entire scope of the project, except landscaping under phase one, and landscaping to be completed later per 'Landscaping' below.

Deferral

No deferrals are currently being requested for this project.

Landscaping

Curbside landscape has been designed with this Site Plan. Installation of landscaping will be the responsibility of adjacent landowners, who are also responsible for maintenance. For landscaping north of 61st Ave that directly abuts Possum Gully Channel, along with curbside and buffer landscape, and landscaping east of 61st Ave at Detention Pond, Colorado International Center Metropolitan District No. 7 will be responsible for construction and maintenance of landscaping. Installation of all landscaping is to be constructed at the same time in one complete phase.

"all" of the metro district
landscape?

Easement Impacts

This project is within the following easements:

- N/A

doesn't the roadway cross / have
improvements in the Possum Gully
drainage easement?



Improvement Responsibility:

The owners listed on this letter will be responsible for the construction of this project. After the typical CoA warranty period, the city of Aurora will take over the ownership and maintenance of the public ROW and utilities, and the owners listed in this letter will be responsible for the ownership and maintenance of private roadways.

Adjustments:

No adjustments are being requested at this time.

Address the approval criteria for a Minor Site Plan and how the proposed plans are in compliance.

Sincerely,

A handwritten signature in black ink, appearing to read 'JHB 78', is written over the printed name.

Jeff Blankenship
Project Manager