

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



November 15, 2022

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

Re: Second 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, which we started to process on October 26, 2022. 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 outside agencies.

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 December 6, 2022.

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

Attachment: DEN Planning Comments

cc: Will Sokol – Silverbluff Companies 18591 E 64th Ave Denver CO 80249
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1749-37rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise Site Plan acreage to be consistent with the plat (Planning)
- Label slopes and tie them into existing contours (Public Works Engineering)
- Identify the timing of installation and maintenance responsibility (Landscape)
- Revise/edit the legal description and illustration (Real Property)
- Adjust truck turning geometry and provide turning templates for Gun Club Rd. (Traffic)
- Review sight triangles, laneage, and stop sign locations (Traffic)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Letter of Introduction

- 1A. Describe the proposed Site Plan as the entire area included in the proposed plat and all the proposed improvements. Site plan description updated
- 1B. The dimensions of the proposed access easements and right-of-way do not match the sections on the site plan. Dimensions updated for right-of-way
- 1C. Clarify phasing and what is included. Provide an outline for the timing and responsibility for landscape installation and provide more detailed notes on the Site Plan. Notes added to discuss landscape timing
- 1D. Submit the letter as a pdf file with the next submittal. Comment noted letter PDF submitted

Site Plan

- 1E. The Site Plan acreage does not match the plat acreage. Please revise. Additional comments may be forthcoming. Site plan acreages updated to match plat
- 1F. Show adjacent zone districts and the City of Aurora boundary on Sheet 3. Adjacent zone districts provided to the best of our knowledge, p
- 1G. Clearly show the plat and lot boundaries. Include bearings and distances per the plat. Plat and lot boundaries shown on the overall sheet
- 1H. Label all adjacent plats, lots, and blocks and include the reception number. Adjacent plats, lots, and blocks shown to the best of availability
- 1I. Replace RSNs and EDNs with Case Numbers for the associated Site Plans. Adjacent RSNs EDN
- 1J. The proposed street section dimensions and labels are not consistent with the Letter of Introduction. Please revise accordingly. Additionally, confirm with Traffic that the classifications for the private streets are acceptable. Street section dimensions
- 1K. Add detail for the proposed streetlights. Conceptual detail shown on the site plan section. Detail to be provided with lighting plans and CDs

Plat

- 1L. The Vicinity Map should show the area within ½ mile around all sides of the site. Plat vic map updated
- 1M. Show and label all dedicated streets within ½ mile of the site. Plat vic map updated with dedicated street labels

2. Landscaping Issues

Site Plan

- 2A. Revise the Service Road street section to show a 25' landscape buffer. Per discussion with staff, the 25' can overlap with the MUE and the landscape can be provided within the 10' adjacent to the roadway. Service Road street coordinate with landsc
- 2B. Review the number of shrubs required in the open space around the detention areas. More shrubs are required. Number of shrubs reviewed updated
- 2C. Additional notes are required to outline who will be installing the landscape outside of future developable lots, when it will be installed, and who will be responsible for maintenance and irrigation. Landscape in the areas outlined on Sheet 8 will be required for the acceptance of the public improvements. Note updated to provide information requested
- 2D. Correct plant labels per comments on the redlines. Labels updated per comments on redlines
- 2E. Revise Development Application (DA) numbers to Case Numbers. Labels updated per comments on redlines



3. Addressing (Phil Turner / 303-739-7357 / pturner@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 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. Final CAD .dwg file to be submitted when there are no additional comments

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@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. Noted PDR submitted for r
- 4B. Label slopes of swales. The minimum slope is 2% or provides a concrete pan. slopes of swales added and note added to discuss if slop
- 4C. The proposed grading is not tying into the existing. Grading ties updated

Plat

- 4D. Dimension the right-of-way for 65th Avenue. Dimension of 65th added
- 4E. Minimum 15' radius required on 65th Avenue. radius still shown under 15'. Coordinating update with public works and street layout during CDs

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

Site Plan

- 5A. Verify sight triangles are per COA TE-13 for speed, facility type, and lanuage. Site triangles shown based on 30mph minor & Collector r
- 5B. Move stop signs per the comments on the redlines. Also, label, and remove signs as noted. Stop signs moved per red lines and signs
- 5C. Verify intersection lanuage consistent with the TIS. Intersection at 68th and Gun Club updated to show turn lane and updated lanage
- 5D. Some mature plant heights within sight triangles exceed the COA 4.04.2.10 requirements. Verify mature plant heights meets COA 4.04.2.10 requirements and replace if needed. Plants updated for areas within sight triangles.

Auto-Turn Template

- 5E. Truck turning paths overlap into approaching lanes, adjust the geometry. Truck turns updated and geometry to make radii larger
- 5F. Provide truck turning templates at the Gun Club Road intersections. Turn lane added at Gun Club and 68th ave. Turning templates provid Club Road.

6. Aurora Water (Cliff Stephens / cstephen@auroragov.org / Comments in red)

- 6A. Clarify if you are connecting to the existing water. Label added about connecting to existing water
- 6B. Address comments on redlines. Comments on redlines addressed

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

Site Plan

- 7A. Replace Notes 5 and 15 on the cover sheet with the language provided on the redlines. Comments on redlines addressed
- 7B. Revise the Section references in the title. Title sections updated
- 7C. Add corner references as noted. Corner references added

Plat

- 7A. Update the Title Commitment prior to recording. It must be dated within 120 days of the plat recording. Title work to be submitted once there are no addition
- 7B. Label the Point of Beginning. Point of beginning labeled on plat
- 7C. Revise/edit the legal description and illustration dimensions, bearings, etc., per the redline comments. Plat updated per redline comments

8. Revenue/Aurora Water/TAPS (Diana Porter / dsporter@auroragov.org)

- 8A. Storm Drain Development fees due 164.63 acres x \$1,242.00 = \$204,470.46
Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area. Comment noted

9. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

- 9A. E-470 Public Highway Authority has the following comments regarding this development referral:



- Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the “Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction. Noted coordination with occurs on bi-weekly cal
- A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction. Noted coordination with occurs on bi-weekly o permit can be discuss needed
- Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- Clearly identify the E-470 ROW and MUE on all applicable drawings. E-470 ROW and MUE labeled on drawings
- The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place. Noted. On plans that cross the TBMS, notes to protect line added
- A dig watch shall be required whenever there are construction activities near the TBMS line. Noted. On plans that cross the
- A minimum of 4’ of cover is required over the fiber. Noted. On plans that cross the TBMS, notes to protect line added
- E-470 will be widened to 4 lanes in each direction in the future. Noted, approximate widening shown on the plans that cross E-470
- An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE. Noted, if maintenance needed within MUE coordination will be done.
- Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system. No survey monuments are anticipated to be disturbed
- Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications. Landscaping are not anticipated to be disturbed
- Any fencing disturbed will need to be reset to meet E-470 specifications. Fencing are not anticipated to be disturbed
- A comment/response document would be helpful to track the revisions to each submittal. Noted comment response provided
- Additional comments will be issued as the design progresses. Noted let us know if there are additional comments

10. DEN Planning + Design (Lisa Nguyen / Lisa.Nguyen@flydenver.com)

10A. See attached comment letter.