

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.

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
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.
- 1F. Use the Aurora spelling for Picadilly, which includes only one "C."
- 1G. Private Roads A and B need to be assigned street names. Please submit your .dwg file to Phil Turner at pcturner@auroragov.org.
- 1H. Identify what causes the difference in the widths of Private Road A vs. Private Road B. The dimensions are the same.
- 1I. Darken the lot lines and right-of-way lines. They are still very difficult to see.
- 1J. Label and dimension all existing and proposed easements on the Site Plan.
- 1K. Revise Landscape Note 5. One suggestion is as follows:

Aurora High Point at DIA Metro District, their successor, and assigns 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.

Plat

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

2. Landscaping Issues (Bill Tesauro / btesauro@auroragov.org / Comments in teal/red)

Site Plan

- 2A. Remove trees located within utility easements and replace them with shrub equivalents.
- 2B. Revise the landscape tables to show shrub equivalents at 12 shrubs per one 2.5" caliper tree. Calculations should be based on one tree, not a fraction of a tree.
- 2C. Revise Landscape Note 5 to address redline comments.
- 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.

3. Addressing (Phil Turner / 303-739-7357 / 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.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7300 / jbingham@auroraagov.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.
- 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.

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

Site Plan

- 5A. Provide truck-turning exhibits.
- 5B. Revise 68th Avenue to a three-lane collector.
- 5C. Add or revise signage per comments on the redlines.
- 5D. The pedestrian crossing on 68th Avenue at Gun Club Road should have RRFB and associated signs.
- 5E. Adjust the Gun Club Rd. curb ramp at 68th Avenue to reduce the crosswalk skew.

6. Real Property (Roger Nelson / 4720-587-2657 / ronelson@auroragovl.org / Comments in magenta)

Site Plan

- 6A. Revise the notes per the language provided on Sheet 1.
- 6B. Identify the utility "G-QLD" shown on Sheet 4. Is this an existing or abandoned line? Is there an associated easement?
- 6C. Review the acreage and area in the legal description.
- 6D. Label the bearings, distances, and curve data for the boundary.
- 6E. Show existing and proposed easements on all sheets. Include reception numbers and dimensions as applicable.
- 6F. Label adjacent subdivisions with associated reception numbers or add "Unplatted."
- 6G. Label Adams County and the City and County of Denver on the vicinity map.

Plat

- 6A. Update the Title Commitment prior to recording. It must be dated within 30 days of the plat acceptance date.
- 6B. Provide a Certificate of Taxes Due.
- 6C. Provide the most recent AES Board Monument records showing aliquot section monuments as described on the plat.
- 6D. Label the Point of Beginning.
- 6E. Revise/edit the legal description and notes per the redline comments.
- 6F. Label adjacent subdivisions with associated reception numbers or add "Unplatted."
- 6G. Label bearings and distances of existing easements.
- 6H. Show the street centerline monuments.
- 6I. Show the E-470 controlling monuments.
- 6J. Address all redline comments and notations.

7. DEN Planning + Design (Lisa Nguyen / 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.



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. 68th Ave: Please clarify property line on all drawings. Will E. 68th 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. 64th 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) 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

- 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.