

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](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  
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.
- 1B. The dimensions of the proposed access easements and right-of-way do not match the sections on the site plan.
- 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.
- 1D. Submit the letter as a pdf file with the next submittal.

##### **Site Plan**

- 1E. The Site Plan acreage does not match the plat acreage. Please revise. Additional comments may be forthcoming.
- 1F. Show adjacent zone districts and the City of Aurora boundary on Sheet 3.
- 1G. Clearly show the plat and lot boundaries. Include bearings and distances per the plat.
- 1H. Label all adjacent plats, lots, and blocks and include the reception number.
- 1I. Replace RSNs and EDNs with Case Numbers for the associated Site Plans.
- 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.
- 1K. Add detail for the proposed streetlights.

##### **Plat**

- 1L. The Vicinity Map should show the area within ½ mile around all sides of the site.
- 1M. Show and label all dedicated streets within ½ mile of the site.

#### **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.
- 2B. Review the number of shrubs required in the open space around the detention areas. More shrubs are required.
- 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.
- 2D. Correct plant labels per comments on the redlines.
- 2E. Revise Development Application (DA) numbers to Case Numbers.



**3. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto: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 is 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**

**4. Civil Engineering (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto: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.  
4B. Label slopes of swales. The minimum slope is 2% or provides a concrete pan.  
4C. The proposed grading is not tying into the existing.

**Plat**

- 4D. Dimension the right-of-way for 65<sup>th</sup> Avenue.  
4E. Minimum 15' radius required on 65<sup>th</sup> Avenue.

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

**Site Plan**

- 5A. Verify sight triangles are per COA TE-13 for speed, facility type, and laneage.  
5B. Move stop signs per the comments on the redlines. Also, label, and remove signs as noted.  
5C. Verify intersection laneage consistent with the TIS.  
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.

**Auto-Turn Template**

- 5E. Truck turning paths overlap into approaching lanes, adjust the geometry.  
5F. Provide truck turning templates at the Gun Club Road intersections.

**6. Aurora Water (Cliff Stephens / [cstephen@auroragov.org](mailto:cstephen@auroragov.org) / Comments in red)**

- 6A. Clarify if you are connecting to the existing water.  
6B. Address comments on redlines.

**7. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto: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.  
7B. Revise the Section references in the title.  
7C. Add corner references as noted.

**Plat**

- 7A. Update the Title Commitment prior to recording. It must be dated within 120 days of the plat recording.  
7B. Label the Point of Beginning.  
7C. Revise/edit the legal description and illustration dimensions, bearings, etc., per the redline comments.

**8. Revenue/Aurora Water/TAPS (Diana Porter / [dsporter@auroragov.org](mailto: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.

**9. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / [bkemper@e-470.com](mailto: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.
- A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 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.
- The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.
- A dig watch shall be required whenever there are construction activities near the TBMS line.
- A minimum of 4’ of cover is required over the fiber.
- E-470 will be widened to 4 lanes in each direction in the future.
- An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- Any fencing disturbed will need to be reset to meet E-470 specifications.
- A comment/response document would be helpful to track the revisions to each submittal.
- Additional comments will be issued as the design progresses.

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

10A. See attached comment letter.



## MEMO

Date: November 7, 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? **Response noted that labels were added; however, we do not have a copy of updated drawings. Please provide call-outs and updated drawings.**
- Traffic Impact Study: Please provide copy of traffic impact study/assessment for site. **Question was not addressed in previous response; please provide update and response to following specific questions: 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. **This comment was not addressed in previous response; please provide update and response.**
- 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>. **This comment was not addressed in previous response; please provide update and response.**

Thank you for the continued opportunity to provide comments.