



June 7, 2024

Lorainne Thennes
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: Pre-Application Review: Green Valley Ranch East No. 10 – Site Plan with Adjustment and Plat
Application Number: DA-1662-16
Case Number: 2021-4010-00; 2021-3017-00

Dear Ms. Thennes,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the initial submission comments dated March 7, 2024. The following is a response to comments.

Key Issues:

- **Master Plan:** This site is located within Planning Area 5 of the Green Valley Ranch East (GVRE) Master Plan. The proposed density for the Planning Area (PA) is 4.1 dwelling units per acre. An increase in density for the PA will require a Master Plan amendment. The amendment can be done prior to or concurrent with the Site Plan application. In addition, the Master Plan includes an overall maximum residential density of 5.0 dwelling units per acre, and a maximum of 50% small lots. Please provide an update of the overall update of the number of approved dwelling units and small lot percentage at the time of submittal. **RESPONSE: A master plan amendment will occur to adjust density on PA5. Any changes will keep the lot counts under the maximum of 2600 per the master plan. A revised small lot chart will be provided.**
- **Site Plan:** The Green Valley Ranch East Site Plan No. 10 has been administratively approved and recorded. Staff recommendation is to void the approved Site Plan and proceed with a new Site Plan for the site. **RESPONSE: Site plan will be voided to avoid the amendment process. Plat will also be vacated.**
- **Adjustments:** The pre-app materials identified potential adjustments for the number of units on a green court, and double fronted lots. As discussed in the pre-app, the expectation is the Site Plan shall meet the UDO requirements. If any adjustments are requested, please include a description of the proposed adjustment request(s), the applicable code section(s) and provide a justification for the request in your letter of introduction. Additional measures and design standards, such as enhanced architecture, street network, building frontage, product mix and 2 proximity to open space should be implemented to support your request. If an adjustment request does not meet the applicability criteria for an Administrative Adjustment, the proposed adjustment shall be reviewed as Major Adjustment and subject to approval of the Planning and Zoning Commission at a public hearing. As previously discussed, we are open to new approaches to compact development provided specific priorities can be met. Please see comments beginning on page 7 for more information. **RESPONSE: We believe the adjustments being requested are minor in nature and therefore administrative.**
- **Aurora Water:** The proposed water main through the green court will not be accepted. Water and sanitary mains are to be extended through the alleys to provide lot frontage to all units for individual service connections, and a 26' water/sewer utility easement is required. Confirm that the site will be in conformance with the master plan imperviousness of 45% for the specific products shown in the site plan. If not, the site will require a master plan amendment to be approved prior to approval of the preliminary drainage report. The ISP for the infrastructure required with this planning area shall be approved prior to the approval of this site plan. (221298 Tibet ISP, 221172 48th ISP) **RESPONSE: Water and sanitary mains will be located in both alleys and streets. Imperviousness of the site remains under 45%**

- **Floodplain:** Lots cannot be platted until the LOMR is approved. No work is allowed in the floodplain without a floodplain development permit, and no work is allowed within the floodway without a CLOMR or a No Rise Analysis included within the floodplain development permit. **RESPONSE:** CLOMR has been approved so far. We're working thru the LOMR process.
- **Traffic Signal Escrow:** Please coordinate with the Traffic division to have further discussion on the signal escrow at the intersection of 48th Avenue and Tibet Road, and timing with ARTA. **RESPONSE:** We will coordinate with traffic on escrows.
- **Public Improvements:** Public improvements shall be provided in conformance with the Public Improvement Plan (PIP). The preference of Public Works is that internal streets are private. Any public street shall meet all City of Aurora standards. **RESPONSE:** Per the previously approved site plan, we will proceed with public streets.

STEP I – PLANNING PHASE

Planning and Development Services Department

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The subject property is zoned R-2 (Medium Density Residential District) in Character Subarea C. The purpose of the R-2 District is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Development pursuant to a Small Residential Lot option is allowed in Subarea C. The primary use in this district is single-family residential, but several types of attached dwellings are also permitted. **RESPONSE:**

1B. Placetype

The site is identified as Emerging Neighborhood by the Aurora Places Comprehensive Plan. An Emerging Neighborhood placetype is a newer, largely residential community in previously undeveloped areas. This placetype is intended to provide complete neighborhoods with mixed residential housing types, pedestrian and bicycle infrastructure, making it walkable and well-connected throughout the community and to adjacent placetypes, with highly accessible parks and open space integrated into the neighborhood. **RESPONSE:** We believe this new site plan has a very diverse set of residential products that meets the needs of Emerging Neighborhood.

1C. Master Plan

The proposed development is located within Planning Area 5 of the Green Valley Ranch East (GVRE) Master Plan. The proposed density for the Planning Area (PA) is 4.1 dwelling units per acre. An increase in density for the PA will require a Master Plan amendment. The amendment can be done prior to or concurrent with the Site Plan amendment. The Master Plan includes an overall maximum residential density of 5.0 dwelling units per acre, and a maximum of 50% small lots. Please provide an update of the overall update of the number of approved dwelling units and small lot percentage at the time of submittal. **RESPONSE:** Density has been increased in the master plan to accommodate 180 units planned for in this site plan.

1D. Site Plan Amendment

The Green Valley Ranch East Site Plan No. 10 has been administratively approved and recorded. Our recommendation is to void the approved Site Plan and proceed with a brand-new Site Plan for the site. **RESPONSE:** Filing 10 site plan and subdivision will be vacated with this submittal.

1E. Adjustments

The pre-app narrative identified potential adjustments for the number of units on a green court, and double fronted lots. As discussed in the pre-app, our expectation is the Site Plan shall meet the UDO requirements. If any adjustments are requested, please include a description of the proposed adjustment request(s), the applicable code section(s) and provide

a justification for the request in your letter of introduction. Additional measures and design standards, such as enhanced architecture, street network, building frontage, product mix and proximity to open space should be implemented to support your request. With adjustments we also look at minimization of the extent of the adjustment and avoid large continuous areas impacted by the adjustment request. **RESPONSE: One adjustment will be requested for double front lots along Tibet Road. There are 6 Coach House units that double front Tibet Road. At this location, Tibet Road has been expanded due to traffic at 48th and Tibet, so this road section is closer to an arterial than a collector along these lots.**

Section 146-5.4.4.F outlines the provisions for an Administrative Adjustment, which may be approved by the Planning Director. If the request does not meet the applicability criteria for an Administrative Adjustment, the proposed adjustment shall be reviewed as Major Adjustment (Section 146-5.4.4.D) and subject to approval of the Planning and Zoning Commission at a public hearing. **RESPONSE: Noted. We are shooting for this to be an administrative adjustment.**

2. Land Use and Development Standards

2A. Proposed Land Use

The approved Green Valley Ranch Site Plan No. 10 includes standard and small single family detached residential on traditional lots. The revised Site Plan proposes to also include front loaded duplexes, duplexes on green courts, and single family detached residential on motor courts. As previously discussed, we are open to new approaches to compact development provided specific priorities can be met and the UDO allows adjustments. Below is an outline of the City's priorities:

Street Network and Block Size

Connected collector streets and a high percentage of blocks bounded by streets meeting block size requirements are the desire to support compact development patterns. The expectation is for the motor courts to be located on a shared drive with a terminus as described in the standards. Green court lots shall have direct frontage on and pedestrian access to a street that includes on-street parking and sidewalks on both sides. Where cul-de-sacs cannot be avoided, pedestrian connections are expected. **RESPONSE: Pedestrian connections are provided all throughout the greencourts as well as thru various tracts.**

Maximum Block Dimensions

Maximum block length, as defined in the UDO, shall not exceed 700 feet without being bounded by a street on all sides. The maximum block width shall not exceed 300 feet as bounded by two streets. Exceptions for regional improvements including but not limited to drainage, school sites, parks, and natural features will be considered at time of Site Plan. **RESPONSE: Noted. Tracts have been added as necessary to minimize block lengths.**

Open Space Network

With higher density, the expectation is for improved proximity to usable park space and common spaces within blocks with motor courts. Each small residential lot and single-family attached dwelling must be within 1,320 feet of a park or open space, which may include a trail corridor. **RESPONSE: Homesites are all within usable common spaces. We have the PA13 neighborhood park to the south as well as common space within the greencourt areas.**

Street Frontage

Minimize frontage that does not include the front of a building. In areas where frontage is not achieved, look to mitigate these circumstances with design features on buildings, such as building entrances and porches relating to the street. Also minimize the privacy fences and their impact on the frontage with greater fence setbacks, lower height, and enhanced design elements. Assure the grading and easements between the building and the street permit robust and maintainable landscaping and tree placements. **RESPONSE: Noted. Side facing units are minimized.**

Product Distribution and Mix

Mixing products within a block is strongly supported, especially to increase building frontage and to improve the amount of on-street parking per unit. Mixing motor courts with traditional lot types and limiting the percentage of motor courts on a block is desired. Back-to-back motor court pods should be avoided. **RESPONSE: Noted.**

Products are typically grouped together within the project for phasing and construction. This also brings harmony to the streetscape versus changing products every other home.

Small Lot Percentage

The Master Plan was approved with a 50% small lot maximum. Prior to submittal, provide an update of the number and percentage of small lots approved by site plan. The recommendation is for individual site plans to comply with the small lot percentage, however, we will review the statistics to ensure the overall Master Plan is in compliance. **RESPONSE: A development summary will be provided with the submittal.**

2B. Density of Use and Residential Dimensional Standards

Residential districts in Subarea C shall conform with the special dimensional standards outlined in Section 146-4.2.3 and Table 4.2-5. The standards include, but are not limited to the following:

- Standard front-loaded single-family residential lots shall be a minimum of 4,500 square feet with a minimum 50' lot frontage.
- A small lot is a lot that is less than either 50' in width or 4,500 square feet in area.
- A motor court lot for a single-family detached dwelling unit that shares a drive lane shall have a minimum lot width of 50' and area 2,500 square feet or greater. A motor court lot must have frontage on a public or private street and meet the standard lot dimensional requirements to be considered a standard lot. A maximum of six (6) single-family detached dwelling units are permitted in a motor court.
- Front-loaded two-family residential (duplex) lots shall be a minimum 40' wide per unit, with a minimum lot area of 3,200 square feet.
- Alley loaded two-family residential (duplex) lots shall have a minimum frontage of 25' and lot area of 1,250 square feet. No more than 14 dwelling units may face the *same* Green Court open space except that the number of units facing a Green Court open space may be increased to 24 dwelling units, if both ends of the Green Court open space have frontage on a public street.
- The length of the Green Court open space shall not exceed 360 feet in length measured from any public or private street or access drive. **RESPONSE: These standards are met throughout the site plan.**

2C. Building Setbacks and Orientation

Minimum building setbacks are outlined in Section 146-4.2.3, Table 4.2-6, and Section 146-4.2.3.E. The setbacks are as follows:

- Front-loaded single-family standard lot: Front: House 15', Garage 20'; Side: 5'; Rear: 10'
- Front-loaded single-family small lot: Front: House 10', Porch 5', Garage 18', Side: 5'; Rear: 10'
- Motor court: Front: House 10', Porch 5', Side: 5'; Rear: 10', Garage Separation 30' minimum.
- Motor court dwellings on lots abutting a public or private street shall have front doors facing that street.
- Front loaded two-family residential (duplex) lot: Front: House 10', Garage 18', Side: 5'; Rear: 10'
- Alley loaded two-family residential (duplex) lot: Front: House 10', Porch 5', Side: 5'; Rear: 3'
- A standard Green Court open space must have a minimum width of 30 feet or the height of the tallest residential building facing the Green Court open space, whichever is greater
- Porches and stoops with a front setback of less than 10 ft. may not have a roof element or associated structure taller than a single story. The 5 ft. porch setback shall be increased if necessary to accommodate utility infrastructure or required landscaping. **RESPONSE: These standards are met throughout the site plan.**

Include typicals for each proposed lot type in the Site Plan and illustrate the setbacks, easements and utility services.

RESPONSE: Typicals provided for each product type with setbacks and easements shown.

With compact development, coordination and consolidation of easements and utilities is critical in order to permit usage and full landscaping options of remaining outdoor areas. In particular required usable outdoor space and front yard landscaping that can accommodate required tree placements. Planning staff supports minimizing front yard easements and supports utilizing the space under the public sidewalk for dry utility placements, keeping "tree lawn" areas and front yard areas unencumbered to permit tree placement. **RESPONSE: Front yard easements vary per product. We will continue to work with Xcel to reduce these.**

2D. Product Distribution and Mix

Subdivisions in Subarea C that include Small Residential Lots shall comply with provisions for lot distribution and product mix in Section 146-4.2.3.A (Subarea C Small Residential Lot Standards) and Table 4.2-7.

The development should be designed to provide a variety of lot sizes that are distributed in groupings throughout the development so that large areas of one lot size/type do not exist. The subdivision shall also be specifically designed to provide adequate light and air between units, adequate drainage between lots, interior and exterior privacy, open space relief on the individual lots and throughout the neighborhood. **RESPONSE: Noted**

2E. Subdivision Standards, Lot Design and Layout

All lots shall have direct or indirect access to a dedicated public or private street. Indirect access through an easement may be approved by the city for alternative lot layouts defined in the UDO, based on considerations of pedestrian, bicycle, motor vehicle, and emergency vehicle access and safety, and through connectivity.

Double frontage lots shall not be permitted adjacent to local or collector streets and shall be avoided to the maximum extent practicable along arterial streets (Section 146-4.3.10.C). Where double frontage lots along arterial streets cannot be avoided, buffering of back yards from those streets shall include a landscaped buffer at least 20 feet in width between the rear lot line of any residential lot and the closest edge of curbside landscaping area adjacent to the street, per Section 146-4.7.3. **RESPONSE: Noted**

2F. Access and Connectivity

All proposed streets, whether public or private, need to be labeled according to the city's street standards ordinance, Chapter 126-1 and 126-36. City design standards for local streets call for 5.5' detached sidewalks and 8' curbside landscape. Access and connectivity standards can be found in Section 146-4.5. All local streets shall be organized so that each lot may be accessed by traveling over no more than two (2) local streets after departing from the grid of arterial or collector streets (Section 146-4.5.3.B.1). The maximum block length and width shall be 700 feet, and the perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800 feet (Section 146-4.3.9.B). Each block shall be bordered by public or private streets meeting the requirements of Section 146-4.5 and with all applicable Aurora Roadway Design and Construction Specifications, or by private common space or dedicated park land or open space at least 30' in width. The expectation is the intervening common space will connect one street to another and include a sidewalk connection. **RESPONSE: Street will be public.**

2G. Shared Drive Lanes and Parking

Each dwelling unit shall provide on-site parking for 2 vehicles. Required guest parking for residential lots fronting a public or private street may be provided in parking spaces on a residential driveway or along a public street frontage directly abutting the dwelling unit's lot. The garages of all motor court dwellings shall receive access from the shared driveline and not a private or public street. If four or fewer dwellings obtain access from the shared driveline, the minimum width of the driveline is 16 feet. If more than five dwellings obtain access from the shared driveline, the minimum width of the driveline is 23 feet. Each motor court containing five or six dwellings shall include at least two guest parking spaces. Each Green Court Dwelling development shall have direct frontage on and pedestrian access to a street that includes on-street parking and sidewalks on both sides. Both end units of each group of attached Green Court Dwellings shall abut a public or private street or alley, without intervening common open space between the side wall of the end unit and the right-of-way of the private or public street or alley. One end of the green court must have frontage onto a street. Green Court development must provide guest parking for motor vehicles at the rate of one-half parking space per Green Court Dwelling. Required guest parking must be located within 200 feet of the front entrance of the dwelling it serves and must be located (a) on a public or private street, or (b) in a parking lot or garage abutting and visible from a public or private street. **RESPONSE: Guest parking provided throughout the development per the above standards.**

2H. Private Open Space, Common Space and Amenities

Each Small Residential Lot shall incorporate a private, usable outdoor space or spaces with direct access to the dwelling unit on the lot. The space shall contain at least 180 square feet of area and have a minimum dimension of 10'. A portion of the required private, usable outdoor space may be located on an adjacent lot if an easement restricting the use of that area to the owner of the subject lot easements is obtained and recorded. **RESPONSE: Private outdoor spaces provided for each product type. Alley loaded units do not have fenced in yards so the private outdoor spaces are along the front of the home facing the street. This leaves little room for landscape.**

2I. Landscape, Water Conservation, Stormwater Management

General Landscape Plan Comments

Prepare your landscape plans in accordance with the Green Valley Ranch Master Plan (MP), the Landscape Reference Manual as well as the Unified Development Ordinance (UDO). The landscape comments provided herein are based upon the above documents. Landscape requirements within the UDO should follow Section 146-4.7 Landscape, Water Conservation, Stormwater Management. The Landscape Reference Manual and Master Plan are available on-line. Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments.

RESPONSE: Noted

Landscape Plan Preparation

Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans submitted with a site plan or redevelopment plan are used by the city to determine compliance with the landscape standards and for code enforcement purposes. RESPONSE: Noted

Landscape plans submitted during the Development Application submittal process must be prepared on 24" x 36" sheets and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.

RESPONSE: Noted

Sight Triangles

Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface. RESPONSE: Noted

Green Valley Ranch Master Plan (MP)

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within the MP. The applicant is responsible for reviewing this document and determining all applicable landscape conditions. If the standards as outlined within the MP are more restrictive than the UDO, the more restrictive requirements shall be met.

- Entry Monumentation: Primary features to include a trapezoidal shaped column, wood beams and panels.
- Retaining Walls: Split face masonry block in a variety of earth toned colors.
- Fencing and Privacy Walls: Fencing adjacent to open space and detention facilities to be three-rail or open rail vinyl fence. Internal fencing based on location to be vinyl privacy fencing and may require masonry columns. Columns are to be placed at lot corners, high visibility areas, and along arterial and collector roads.
- General Landscaping: Primary theme throughout to consist of large sweeping native areas that use landforms and xeric native plantings. Large planting beds with masses of grasses, shrubs and trees to provide seasonal interest. Land forms will be accentuated with the use of berming and rock outcroppings to create spaces for both wildlife and residents.
- Landscape Buffers: Arterial and Collector roads to maintain a minimum of 20' landscape buffer. RESPONSE: Noted

Landscape, Water Conservation, Stormwater Management (Section 146-4.7)

The following items are not necessarily an all-inclusive list of the landscape requirements found within this Section 146-4.7. The applicant is responsible for reviewing this section and determining all applicable landscape conditions.

Curbside Landscaping (Section 146-4.7.5.C)

Street trees are required at a ratio of one street tree per 40 linear feet along all street frontages. Street trees shall be provided in the curbside landscape when a detached walk is provided or 4'-5' from behind the back of walk when an attached walk is provided. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2. RESPONSE: Noted

Curbside landscapes shall provide no less than one shrub per 40 square feet of curbside landscape area. Shrub equivalents may be installed but may not account for more than 40 percent of the total shrub count provided as shrub equivalents. Shrubs are assumed to be an average of four feet wide at maturity. No more than five percent of perennials may be provided as shrub equivalents. Any area within the curbside planting bed that is remaining shall be completed

with either wood or rock mulch, or native seed depending upon the width of the curbside landscape. Provide a variety of shrub species that differ in height, color and width for visual interest throughout the seasons. Shrubs and ornamental grasses shall be five-gallon size at time of installation and perennials shall be provided at a ratio of three one-gallon perennials to one five-gallon shrub. Curbside landscape areas that are 10 feet in width or wider may be planted entirely with either a water conserving (xeric) grass species or native seed. **RESPONSE: Noted**

Street Frontage Landscape Buffers (Section 146-4.7.5 D)

When the rear yards of single-family residential lots abut an arterial or collector street, a 20' wide street frontage buffer is required. Buffer reductions are not permitted. Plant material shall consist of one tree and ten shrubs per each forty linear feet of buffer length. 50% of the trees shall be evergreen species for single family residential homes.

Shrubs and ornamental grasses may not be substituted for trees in the buffer unless the applicant demonstrates to staff that the site is encumbered. Encumbrances shall include overhead and underground utilities, floodplain, easements or similar. When overlapping landscape standards occur such as when building perimeter, detention/water quality and/or parking lot landscape requirements fall within the landscape buffer, they may be counted towards meeting the buffer requirements, however, the most restrictive requirements shall be met. Staff will determine whether an overlap exists once a site plan is submitted. **RESPONSE: Noted**

No portions of buildings, including porches or patios, drive lanes, sidewalks, detention ponds, parking stalls, dumpsters or dumpster enclosures shall be permitted within the buffer. **RESPONSE: Noted**

Residential Yards (Section 146-4.7.5.P)

All new single family detached, and attached two-family residential homes shall provide front and side yard landscaping for corner lot yards visible from public view to meet the water-wise landscape options. Table 4.7-3 outlines the front yard landscape requirements. The table provides a starting point for those lots that are 4,500 sf or larger. Smaller lot sizes shall utilize the requirements of this table as much as possible but may need to modify the standards to reflect the lot sizes being proposed. Landscape shall also be provided on all motor court lots proportionate to available landscape area. **RESPONSE: Noted**

The city does offer developers a \$1,000 tap credit for each home that has a separate meter and participates in the "xeric" front yard landscape requirements. For further information on the xeric tap credit, contact Tim York in Aurora Water at 303.326.8819 for the specific landscape requirements. **RESPONSE: Noted**

Landscaping shall be completed prior to the issuance of a final certificate of occupancy. Temporary certificates may be granted at the discretion of the Building Department when certificates are requested outside of the normal landscaping season of April 1st through October 31. **RESPONSE: Noted**

Green Courts (Section 4.2.3.C.1.b.x)

At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing use of the Green Court open space. Trees are allowed in open areas but should be located along the perimeter and typically be canopy tree species to allow usable space under the tree canopy. **RESPONSE: Noted. Tables also added to quantify landscape within each greencourt.**

Private Common Open Space/Tract Landscaping (Section 146-4.7.5 I)

All areas of land that have been disturbed during construction and are required or designated to be preserved and protected from future development for non-public active and passive recreation area and facilities, trails, wildlife habitat or the preservation of view corridors and natural land features shall be landscaped with one tree and ten shrubs per 4,000 square feet. **RESPONSE: Noted**

Site Entryways and Intersections (Section 146-4.7.5 L)

Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. This is often provided around any proposed signage and/or monumentation. **RESPONSE: Noted**

Detention and Water Quality Ponds (Section 146-4.7.3 M)

The city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens. **RESPONSE: Noted**



12

Applicants may propose their own BMPs or work with the City of Aurora's Water and/or Public Work's Departments. All detention pond facilities shall not exceed six feet in depth. The area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met. **RESPONSE: Noted**

Irrigation (Section 146-4.8.3. C)

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the Water Department will require the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing the quantities along with a plan that clearly delineates these areas should be provided. Contact Timothy York at 303.739.8819 or tyork@auroragov.org regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system. **RESPONSE: Noted**

2J. Fences, Walls and Gates

Please show the locations of all proposed fences, walls and gates. If different types of fencing are proposed, include details for each. Fencing shall be in compliance with the MP, and if a standard is not addressed in the MP, reference the requirements found in UDO Section 146-4.7.9. The maximum height of fences in residential districts is 6 feet. All fences must be located outside required buffers. Low fences under 42" must be a minimum of 18" off the back of sidewalk and where privacy fences are permitted, must be 4' off back of sidewalk. **RESPONSE: Noted**

E. 48th Avenue is an arterial and Tibet Road is a collector, therefore, 18" x 18" masonry columns shall be required at a spacing of 60' maximum or one for every two residential lots, and at all fence corners and/or points of transition. The maximum length of an unbroken fence plane for a closed style fence along an arterial shall not exceed 700 feet and shall not exceed 350 feet along collector streets in Subarea C. **RESPONSE: Noted**

2K. Building Design Standards

Architecture Standards are included in Tab 12 of the Master Plan. In addition to the Master Plan, please refer to the requirements in UDO Section 146-4.8. The higher standard will be required. Building design should incorporate material changes and architectural features such as textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. **RESPONSE: Noted**

Table 4.8-1
Building Design Standards Applicability by Building Type
 Adjustments for Affordable Housing Structures appear in Sections 146-4.8.5 and 146-4.8.6

Standard	Single-family detached or two-family dwellings	Single-family attached	Multifamily buildings	Single-story non-residential buildings	Multi-story mixed-use or non-residential buildings	Large-scale retail large format-over 75,000 sq. ft. gfa.
General building design standards						
Design variety	✓					
Distribution of masonry and architectural features	✓					
Windows	✓					
Building orientation and spacing			✓	✓	✓	✓
Massing and articulation						
Horizontal articulation		✓	✓	✓	✓	✓
Vertical articulation	✓		✓		✓	✓ [1]
Maximum building length			✓	✓	✓	✓
Building materials						
Primary building materials	✓		✓	✓	✓	✓
Masonry standards		✓	✓			
Four-sided building design						
Facade character elements			✓	✓	✓	✓
Entry design			✓	✓	✓	✓
Roof design						
Roof materials	✓		✓	✓	✓	✓
Roof form	✓		✓	✓	✓	✓
Screening of mechanical equipment						
Rooftop equipment	✓		✓	✓	✓	✓
Ground-mounted equipment	✓		✓	✓	✓	✓
Garbage storage areas			✓	✓	✓	✓

Notes:

[1] Only applies when more than two stories or over 30 feet tall.

All Green Court Dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street. If porches are provided to meet this requirement, they shall be a minimum 45 square feet in area and a minimum of five feet wide in the narrowest porch dimension. Porches and stoops facing the Green Court open space may extend up to five feet beyond the building façade provided that no roof or associated structure exceeds one story in height.

RESPONSE: Noted. Green court units all have front porches totaling 45 feet

Motor court dwellings on lots abutting a public or private street shall have front doors facing that street, and any fence between the dwelling and the street shall comply with the requirements of Section 146-4.7.9.L. **RESPONSE: Noted**

If the development will include specific single-family detached home models, the models will need to follow the styles and level of quality and detail shown in the approved Master Plan. Please be aware that code has specific requirements for design variety and durability, and that the building elevations must meet a minimum score of 17 points in Section 146-4.8.3.F, Table 4.8-2 in order to receive building permits. **RESPONSE: Noted**

2L. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations. **RESPONSE: Noted**

2M. Signs

Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations. **RESPONSE: Noted**

3. Adjustments Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the

adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go *above and beyond* requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission. **RESPONSE: Noted**

4. Submittal Reminders 4A. *CAD Data Submittal Standards* The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays. **RESPONSE: Noted**

4B. PDF Requirements

The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays. **RESPONSE: Noted**

4C. Mineral Rights Notification

Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager with the application submittal. **RESPONSE: Noted**

Pre-Submittal Meeting:

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

Please note that a separate pre-submittal meeting is required with the Land Development Review Services Division for the Subdivision Plat prior to application submittal. Please contact them directly to schedule this meeting. **RESPONSE: Noted. We typically do not have presubmittal meetings. A presubmittal meeting checklist was sent into the city.**

Community Participation:

The City of Aurora promotes citizen participation in the development review process. One way to promote this participation is through a community meeting. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department. Occasionally, it will be necessary to hold a community meeting to discuss the application. Your Planning Case Manager can assist and inform you if a community meeting will be required.

RESPONSE: Noted

Community Meetings:

- Currently, the city is utilizing Kerri Drumm with Purpose Aligned Consulting to facilitate these meetings. Please work with your assigned Planning Case Manager to schedule these meetings.
- These community meetings allow applicants an opportunity to present their proposal to adjacent neighborhoods and any impacted citizens. The meetings also allow residents to share their questions and opinions about the proposal to both the applicant and City staff.
- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and land use procedures can be properly addressed. The applicant will be expected to take meeting notes and include any project-related commitments that are made to the community at these meetings. After the meeting, please continue to work with the organizations that express interest in your project to address comments and mitigate concerns.

- Additional information about Community Meetings can be provided by reaching out to the Planning Case Manager for the application or by visiting the Planning and Development Services page of the city website.
- You can also find adjacent neighborhood groups associated with your site via this link: Aurora Registered Neighborhood Associations - HOAs (arcgis.com) **RESPONSE: Noted**

Energy and Environment Development

We have reviewed the area of your development. There are no known plugged (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site. **RESPONSE: Noted**

Parks, Recreation & Open Space Department (PROS)

No comments from this department. **RESPONSE: Noted**

Aurora Public Schools

The proposed amended land use plan for Filing 10 would increase the school land dedication requirement by approximately .5 acres above what is currently approved.

APS agreed to apply the school land dedication requirement for the purpose of calculating cash-in-lieu of school land as site plans are approved for Green Valley Ranch East. Cash-in-lieu of land will be required when the school obligation for the total number of non-age restricted residential units exceeds the 18-acre school site to be dedicated to the district.

RESPONSE: Noted

Aurora Water

Utilities

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

- ▶ The proposed water main through the green court will not be accepted. Water and sanitary mains are to be extended through the alleys to provide lot frontage to all units for individual service connections. A 26' water/sewer utility easement is required.
- ▶ Water meters must be in a landscaped area, within a 10' wide utility easement.
- ▶ Water meter connections must be a minimum of 30" apart on the water main. Water meters also require 30" of separation (inside edges). **RESPONSE: Noted**

Utility Services Available:

- Water service may be provided from: Extension of public mains.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
3/5/2024

Green Valley Ranch East - Approved Filing 10

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	92	0.7	64
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	92		64

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-6 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	31	0.16	15	46	0.2	18	64
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		31		15	46		18	64

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	31	0.0175	0.5474
MIDDLE	15	0.025	0.3680
HIGH	18	0.032	0.5688
TOTAL	64		1.5042

Green Valley Ranch East - Filing 10 Proposed Amendment

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	88	0.7	60
MF-LOW	100	0.3	30
MF-HIGH		0.145	0
TOTAL	188		90

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-6 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	29	0.16	14	43	0.2	17	60
MF-LOW	0.17	17	0.08	8	25	0.05	5	30
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		46		22	68		22	90

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	46	0.0175	0.8062
MIDDLE	22	0.025	0.5440
HIGH	22	0.032	0.7104
TOTAL	90		2.0606

School Land Dedication Difference 0.5594

Aurora Water

Utilities

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

- ▶ The proposed water main through the green court will not be accepted. Water and sanitary mains are to be extended through the alleys to provide lot frontage to all units for individual service connections. A 26' water/sewer utility easement is required.
- ▶ Water meters must be in a landscaped area, within a 10' wide utility easement.
- ▶ Water meter connections must be a minimum of 30" apart on the water main. Water meters also require 30" of separation (inside edges). **RESPONSE: Noted**

Utility Services Available:

- Water service may be provided from: Extension of public mains.
- Sanitary sewer service may be provided from: Extension of public mains.
- Project is located on the following Map Page: 98S **RESPONSE: Noted**

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including: – Public/Private Mains
 - Service Lines
 - Water Meters
 - Fire Suppression Lines
 - Fire Hydrants necessary to service your development.
 - All utility connections in the arterial roadway are required to be bores.

• General utility design criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual).

• Note that Aurora Water reserves the right to enact certain restrictions that may include curtailment of water taps or usage of non-functional turf as established by City Ordinance.

• Please reference Ordinance No. 2022-46 pertaining to the use and restrictions of turf and ornamental water features.

RESPONSE: Noted

Utility Development Fees:

• A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.

• The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.

• For a full listing of Utility Fees, please see the Aurora Water Fee Schedules. Connection fees should be paid prior to December 31st which are subject to increases as approved by City Council.

• 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 upon the total landscaped area. **RESPONSE: Noted**

Stormwater Management

Aurora Water reviews the drainage and public improvement components of your project plans. Drainage design standards can be found in the city's "Storm Drainage Design and Technical Criteria" and "Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure".

Key Issues:

► A preliminary drainage report shall be submitted with each site plan. Detention and water quality/EURV shall be in conformance with the master drainage study. Ensure that the assumptions made for imperviousness in the master study are consistent with the proposed site. Downstream drainage facilities must be installed prior to on-site paving and must be accepted with an approved pond certificate prior to issuance of TCO/CO.

• Detention, water quality and storm infrastructure shall be provided for all adjacent and required roadway improvements.

• This site should be in compliance with the new impervious values. These values may exceed those assumed in development of the proposed pond. Either mitigate the additional volume with on-site full spectrum detention or describe how the offsite pond will be modified to provide for the additional imperviousness. **RESPONSE: Noted**

► Confirm that the site will be in conformance with the master plan imperviousness of 45% for the specific products shown in the site plan. If not, the site will require a master plan amendment to be approved prior to approval of the preliminary drainage report.

► The ISP for the infrastructure required with this planning area shall be approved prior to the approval of this site plan. (221298 Tibet ISP, 221172 48th ISP)

- ▶ Lots cannot be platted until such time that the LOMR is approved. **RESPONSE: Per conversations with the city, lots in floodplain will be shown on the site plan and plat since we anticipate the LOMR being approved by the time this is recorded.**
- ▶ No work is allowed in the floodplain without a floodplain development permit, no work is allowed within the floodway without a CLOMR or a No Rise analysis included within the floodplain development permit.
- ▶ Per Section 4.5.3 Residential Construction. New construction and Substantial Improvement of any residential structure shall have the lowest floor (including basement or crawl space), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated to two feet above the base flood elevation. Upon completion of the structure, the elevation of the lowest floor, including basement or crawl space, shall be certified by a licensed Colorado Professional Engineer, architect, or land surveyor through the submittal of an elevation certificate. Such certification shall be submitted to the floodplain administrator, prior to issuance of a certificate of occupancy.
- ▶ Public improvements for this development shall be in conformance with the Public Improvement Plan (PIP).
- ▶ A drainage report review checklist should be completed and signed by a professional engineer and uploaded with the report first review. The checklist can be located at:
<https://www.auroragov.org/cms/One.aspx?portalId=16242704&pageId=16533628>
- ▶ The lowest point of entry (LPE) shall be minimum one-foot above all emergency overflow elevations and all 100-year ponding and flow depths.
- ▶ Note that for all preliminary drainage reports (PDR) that review fees will be limited to the first three reviews. If additional reviews are required, fourth and greater, then new fees will be required.
- ▶ This site will be subject to Ordinance No. 2022-46 pertaining to the use of turf and water features.
- ▶ The City of Aurora has an updated drainage criteria manual which should be used for this and all future submittals. It is highly encouraged that you read section 1.5 SIGNIFICANT UPDATES BY CHAPTER to determine changes in the city's criteria. The manual can be downloaded at: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Water%20&%20Other%20Utilities/2023/Storm%20Drainage/CoA%20Storm%20Drainage%20Criteria%2009NOV2023.pdf
RESPONSE: Noted

• Drainage references provided in these notes may not be an exhaustive list or include all potentially relevant existing or under-review documents. Please note that approved City documents before approximately the year 2000 are not available of the City website and must be requested by the design engineer from the Aurora Water Reviewer listed on the Pre-Application notes. Additionally, the City can only provide copies of approved Master Drainage, Preliminary Drainage, Final Drainage and Civil Plan documents. In cases where City review of these documents is on-going and they may have some impact on the project, it is the design engineer's responsibility to contact the designers of the under-review documents and coordinate designs. **RESPONSE: Noted**

• Refer to EDN's (221298 Tibet ISP, 221172 48th ISP, 221262 Prev PDR, 220095 MDRA3) for supporting information related to your site. **RESPONSE: Noted**

•The city asks that the developer work with the owner to provide an I&M agreement and an easement over the existing pond. **RESPONSE: Noted**

•The site is located within 5 miles of Denver International Airport. Pond drain times for sites adjacent to air operations areas are limited by FAA recommendations contained in Advisory Circular 150/5200-33C dated 2/21/2020. These drain time limitations are intended to minimize wildlife attractants and potential interference with air traffic. The drain time limitations preclude pond designers from obtaining the full drain times recommended by the Mile High Flood District (MHFD) for Water Quality Capture Volume (WQCV) and Excess Urban Runoff Volume (EURV). The total drain times for ponds within this area is 48 hours. **RESPONSE: Noted**

•The engineer is responsible for researching and determining if there has been a study by Mile High Flood District (MHFD) proposing improvements within or adjacent to said development. Any such improvements may be required to be constructed with the subject development. Coordination with the City shall be initiated in such case at the master plan level or as soon as determined with any proposed development. **RESPONSE: Noted**

•Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Mile High Flood District (MHFD) has created a spreadsheet form (called SDI Design Data) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the SDI Design Data and uploading to the web portal. Aurora Water will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued. **RESPONSE: Noted**

•Detention of storm drainage is supported by offsite ponds. If offsite ponds are supporting this development a pond certificate is required prior to TCO/CO. Include approved pond certificates or timing of the certificate submittals in the first submittal of the preliminary drainage report. The drainage map used in the design of the pond should be included and illustrate that this site is in compliance with the assumptions. **RESPONSE: Noted**

•Per the 2023 Roadway Design Manual: The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Swales used for this purpose shall be sloped a minimum of two (2) percent. In no condition shall the bottom of the swale at its highest point be less than Submittal Requirements and Procedures 2-32 2023 six inches below the grade at the foundation of any adjacent structure. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building. **RESPONSE: Noted**

•Per the 2023 Roadway Design Manual: Storm water from concentrated points of discharge from a storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return. **RESPONSE: Noted**

•For alley loaded product areas with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk. One of the following treatments shall be utilized unless otherwise approved by the City Engineer: 1. The 2-year storm event shall be collected prior to the sidewalk crossing. 2. The alley v-pan shall be warped to curb returns which shall include curb ramps with truncated domes. 3. The v-pan of the alley shall be perpetuated to the connecting street with the sidewalk approaching the alley terminated with truncated domes just prior to the alley. Any warping of the v-pan shall occur downstream of a line parallel to the adjacent sidewalk. approved by the City Engineer: 1. The 2-year storm event shall be collected prior to the sidewalk crossing. 2. The alley v-pan shall be warped to curb returns which shall include curb ramps with truncated domes. 3. The v-pan of the alley shall be perpetuated to the connecting street with the sidewalk approaching the alley terminated with truncated domes just prior to the alley. Any warping of the v-pan shall occur downstream of a line parallel to the adjacent sidewalk. **RESPONSE: Noted**

• See section 3.20 EASEMENTS AND TRACTS for specific information for maintenance access for channels, ponds, and all other storm features. **RESPONSE: Noted**

• A public storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it. **RESPONSE: Noted**

• Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed. **RESPONSE: Noted**

• Stormwater Conveyance - Notification of Adjacent Property Owners link: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Water%20&%20Other%20Utilities/2023/Stormwater%20Conveyance%20-%20Notification%20of%20Adjacent%20Property%20Owners.pdf **RESPONSE: Noted**

• Digital files supporting this submittal should be uploaded at the time of first review, examples are HEC-RAS and MHFD Detention files. **RESPONSE: Noted**

Public Works Department

Traffic Engineering will receive a referral of the Site Plan, Subdivision Plat, and Civils for review and comment.

Key Issues:

- ▶ A Traffic Conformance Letter will be required for this development. See below for additional information.
 - The change in trips
 - Additional access was talked about in the pre application meeting. If the site plans show the addition of an access, then a detailed traffic study will be required. Please coordinate with Traffic in advance of submitting this. **RESPONSE: Traffic report being provided**
- ▶ Further discussion is needed regarding signal escrow and ARTA.
- ▶ Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways (48th Avenue and Tibet Road).
 - Conduit – Conduit material shall be Schedule 80 HDPE (or similar).
 - A # 14 AWG stranded copper conductor shall be installed for city underground locating purposes.
 - A nylon pull tape with a minimum 1,250 lb tensile strength shall be installed in all new conduit.
 - Pull Box – Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
 - City conduit shall be installed into City Pull Boxes.
- Show all adjacent and opposing access points on the Site Plan. **RESPONSE: Noted**
- Objects and structures shall not impede vision within the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13. In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3. **RESPONSE: Noted**
- Add the following note landscape plans:** 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10' **RESPONSE: Note added**
- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan: – The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development. **RESPONSE: Noted**
- Tibet Road is designated as a collector street. Homes and drives are allowed to front this street if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the *Roadway Design & Construction Specifications*, October 2016 edition. **RESPONSE: Noted**
- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the *Roadway Design & Construction Specifications*, October 2016 edition. **RESPONSE: Noted**
- Mail kiosk locations shall be specified in the Site Plan. In coordination with any Postal Service requirements, mail kiosks shall be located:
 - Outside of sight triangles as defined by COA Roadway Manual, standard TE-13
 - Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)
 - A minimum of 30' away from stop signs (for stop sign visibility)

- A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)
 - Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress
- RESPONSE: Noted**

ROW/Plat:

- To permit maintenance of the proposed traffic signal equipment (such as controller cabinets, pull boxes, and signal poles), dedicate a traffic signal easement (consisting of a 75-ft corner chamfer from the intersection of flowlines) on the southwest corner of the intersection of 48th Avenue and Tibet. **RESPONSE: Noted**

Traffic Signal Escrow:

- Aurora Traffic would like to set up a meeting regarding the ARTA discussion about the signal escrow. The intersection of 48th Avenue and Tibet Road is a potential candidate for a future traffic signal if and when signal warrants are met. As an adjacent landowner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:
 - **(Applicant/owner name, address, phone)** shall be responsible for payment of 25% of the traffic signalization costs for the intersection of 48th Avenue and Tibet Road, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. **Pursuant to 126-38 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code.** The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement. **RESPONSE: Noted**

Traffic Impact Study:

- A traffic letter will be required documenting trip generation for this site, according to standard trip generation methodology as established by ITE in Trip Generation Manual, 11th Edition. Compare the previously approved TIS with the proposed generated trips from the site. If daily or peak hour trips are greater than 20% then a detailed traffic study will be required. The letter shall be signed and stamped by a professional engineer licensed in the State of Colorado, and address:
 - Trip Generation from the site.
 - Compared with previous trip generation. **RESPONSE: Noted**

The Traffic Letter shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines. *Submitting the Traffic Letter:*

- The Traffic Letter shall be sent directly to *Jason Igo* at jigo@auroragov.org as soon as possible.
- The Traffic Letter shall also be uploaded with the rest of the submittal.
- Previously approved Traffic Impact Studies/Letters are available through this link. **RESPONSE: Noted**

Engineering Division

The Engineering Division reviews the roadway and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- ▶ Public improvements shall be provided in conformance with the Public Improvement Plan (PIP).
- ▶ Public Works prefers that internal streets are private. Any public street shall meet all City of Aurora standards.
- ▶ The updated Roadway Manual has been adopted as of February 1, 2023. The link to the updated Roadway Manual can be found below.
- ▶ The city has updated its civil plan submittal intake process which became effective June 26, 2023. A civil plan pre-submittal is no longer required. Please review the new submittal instructions [here](#).
- ▶ Previously approved plans and reports can be found on the city's website. Instructions can be found [here](#): Getting to Engineering Documents Online. Older documents can be provided upon request. **RESPONSE: Noted**

Improvements:

Sections and details referenced in the Improvements section refer to the City's Roadway Design and Construction Specifications (Roadway Manual).

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in Standard Detail S1.
- Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6" vertical curb and gutter.
- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity. Detailed grading of the curb ramps shall be included in the civil plans.
- Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required, and the curb return radii shall be labeled on the plan.
- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.
- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guards or handrails may be required. Structural calculations are required with the first civil plan submittal for walls that fall under the specifications listed in Table 4.02.7.03 in the Roadway Manual. Please refer to Section 4.02 of the Roadway Manual for additional retaining wall requirements.
- The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.
- Homes and drives are allowed to front collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the *Roadway Design & Construction Specifications*, January 2023 edition.
- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the *Roadway Design & Construction Specifications*, January 2023 edition.
- If gates are incorporated into the design of the development, they are required to be setback from the street flow line a minimum of 35-feet or one truck length, whichever is greater.
- Streetlights are required along adjacent roadways. Please refer to the 2023 Roadway Manual for streetlight spacing, location, wattage, etc., information. Streetlights along public right-of-way shall become city-owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Streetlight locations shown on the site plan are conceptual. The streetlighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis. **RESPONSE: Noted**

ROW/Easements/Plat:

- ROW dedication is required for public streets.
- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20-foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersection of local roadways.
- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements. – Sidewalk easements may be required for new sidewalk installed.

- A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way. Please coordinate with Aurora Water for their alignment.
- Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way. Please coordinate with Aurora Water for their alignment.
- Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment. **RESPONSE: Noted**

Fire/Life Safety Comments - Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Key Issue:

- Information on the construction of the adjacent fire station can be obtained from Commander Wendy Lippman. Wlipman@auroragov.org.

Advisory Comment:

On behalf of the Aurora Fire Department, all plan reviews, permits, and inspection associated to site plans, civil plans, platting documents, the International Fire Code and fire protection systems are conducted by the Aurora Building Division's Fire/Life Safety Group. Please avoid contacting Aurora Fire Rescue or the Fire Prevention Bureau with associated questions since they will only differ your inquiries to the Aurora Building Division Fire/Life Safety Group.

RESPONSE: Noted

Accessibility Requirements:

The City of Aurora reviews accessibility requirements based on 2021 IBC, Chapter 11 and the 2017 ICC/ANSI A117.1

- Accessibility Requirements - Residential – Single-Family Dwellings
 - The site plan and the civil plans must reflect the location of the outside mail kiosk. Details of the types of mail kiosks must be included along with a drawing showing how the residents will access their mailbox, how the postal service will load the mailboxes, along with curb ramp and sidewalks abutting the mail kiosks.
 - The site plan and the civil plans must show the location of Electric Vehicle (EV) charging stations and parking spaces.

The City of Aurora reviews accessibility requirements based on 2021 IBC, Chapter 11, the 2017 ICC/ANSI A117.1.

- Accessibility Requirements - Commercial **RESPONSE: Noted**

Address Directory Signs for Single-Family Dwellings Facing Green Belts instead of Public Right-of-Way:

An approved address directory shall be shown within the detail sheet of the site plan and/or civil plan sign package. Address Directory Signs must be installed at properties where the single-family unit is facing a green belt and access to the unit is from garage of an adjacent access road.

- Adjacent public/ private roadways, or fire lane easements/public access easements must provide emergency access to within 150' of all exterior portions of the first floor of each structure. The utilization of a greenbelt product cannot exceed this requirement.

Addressing Requirements:

All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such numbers in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings. **RESPONSE: Noted**

Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015/2021 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015/2021 International Codes please utilize the following hyperlink: [ICC Codes Online](#).

- As of Jan. 8, 2022, the City of Aurora has adopted the 2021 International Codes and the 2023 National Electrical Code.

- Using the 2021 International Building Code adopted by the City of Aurora, the site plan submittal must show the distance between new or existing property lines and proposed exterior walls of structure(s).

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- Grading Plan
- Sign Package
- Signature Block
- Street Standards and Street Section Details **RESPONSE: Noted**

Fire Department Access:

Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this site is:

- Fire Lane Easement
 - Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Buildings greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.
 - Buildings greater than 30' in height are regulated by the 2021 IFC Section D105 and require both a 26' Fire Lane Easement and two points of emergency access. Typically, the 26' fire lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access.
 - The first phase of construction must include two points of emergency access and a looped water supply to support on site fire hydrants and fire service lines. **RESPONSE: Noted**

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2021 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

- In single-family detached residential sites, the IFC reflects an exception in Section 507.5.1 that allows IRC R-3 dwellings to utilize a 600' on center spacing of fire hydrants.
- An onsite looped water supply will be needed where there are two or more fire appliances, such as fire hydrants and fire service lines supporting a fire sprinkled structure.
- A fire department connection will be required at the front main entry side of the structure. A fire hydrant will be required within 100' of the fire department connection.
- Please show the location of all fire hydrants within 400' of this site. Where fire hydrants are outside the boundaries of the site plan you can indicate the distance using a fire hydrant label or symbol with an arrow and distance.

The requirements for the installation of a fire sprinkler system are provided within Chapter 9 of the 2021 IFC and IBC. General Comments:

- Our jurisdiction has amended the IFC through a city ordinance that removes the requirement for fire sprinkling R-3 Single-Family residences. During the pre-application meeting it was stated that these units would be IRC R-3 Occupancy. If this is changed to IBC R-2 occupancy, then a fire sprinkler system will be required for these units. **RESPONSE: Noted**

Flag Lots:

A flag lot is considered a parcel of land that is entirely dependent upon an adjacent property for access to a public street and to a public water supply. A flag lot can create an area of land that is undevelopable unless a dedicated means of access and water is established at the time of the subdivision of the site. **RESPONSE: Noted**

Legend:

The cover sheet must include a "Site Plan Legend" reflecting both existing and/or proposed site elements that are existing or proposed within site. **RESPONSE: Noted**

Phasing Plans:

A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals.

Site Plan, Civil Plan, Framework and General Development Plan, and Plat Notes:

The notes being provided below must be included on the cover sheet of the indicated submittal type.

- (Plat Note) If Plat does not contain a Dedicated Fire Lane Easement
- (Plat Note) If Plat Contains Fire Lane Easement
- (Site Plan Note) Addressing
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs **RESPONSE: Noted**

Site Plan Data Block:

The site plan must include a “Data Block” on the cover sheet that reflects all items indicated within the “link” that apply to your project. **RESPONSE: Noted**

Special Design Considerations:

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- Access to within 150 feet of Each Structure
- Access Road Width with a Hydrant
- Aerial Fire Apparatus Access Roads
- Fire Apparatus Access Road Specifications
- Combined Fire Lane, Public Access and Utility Easements
- Construction of Fire Lane Easements and Emergency Access Easement
- Cul-De-Sac’s
- Dead-end Fire Apparatus Access Roadways
- Dead-End Public Streets
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- No Parking is allowed within a Fire Lane Easement
- Private Streets Constructed to Public Street Standards
- Pocket Utility Easements for Fire Hydrants
- Public Street Systems Adjacent to Site
- Remoteness
- Speed Bumps
- Snow Removal Storage Areas
- Two points of Emergency Access
- Width and Turning Radius

RESPONSE: Noted

Trash Enclosure:

Per the 2021 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines. **RESPONSE: Noted**

Land Development Review Services Division

The Land Development Review Services Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.

Key Issue:

► A Plat Vacation is the recommended process. This process starts with the Planning Department. **RESPONSE: Plat vacation will be submitted concurrently with this.**

Subdivision Plats:

- The property is currently platted; however, due to your proposed use, it is recommended to vacate the plat. Plats must be prepared using City of Aurora specifications provided in the most current Subdivision Plat Checklist. Plat reviews may run concurrently with your other Planning Dept. submittals. **RESPONSE: Noted**
- A **presubmittal meeting** with Land Development Review Services is required on all plat submittals so our team may verify that basic elements have been addressed before they are submitted to Planning. This 30-minute meeting is for the 1st submittal of plats only and is by appointment only. Call *Darren Akrie* at 303.739.7300 to schedule your appointment. The person preparing the plat and your project manager should attend the meeting. Please bring two sets of the plat.
RESPONSE: Noted

Site Plans:

A Site Plan will be required by the Planning Department. Land Development Review Services has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Land Development Review Services Subdivision Plat Checklist.
RESPONSE: Noted

Separate Documents:

- A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the city, signed by the property owner as well as the appropriate city officials and recorded with the county. **RESPONSE: Noted**
- During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. Following are the links to additional information if needed later in your formal review process:
 - Dedications Packet
 - Easement Release
 - License Agreement Packet **RESPONSE: Noted**
- **Offsite easement dedications** may be required to make your project work. It's up to the developer to obtain these easements for the city, pay compensation, etc. Dedication documents must be prepared using Land Development Review Services specifications which can be found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Land Development Review Services, it takes **about 8-10 weeks** to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan. **RESPONSE: Noted**
- If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Land Development Review Services specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Land Development Review Services, it takes about **8-10 weeks** to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan. **RESPONSE: Noted**
- The developer may need to **dedicate new easements** and/or street right-of-way on the site. New easements are to be dedicated by plat. **RESPONSE: Noted**
- **(Residential only)** No portion of any roofed structure may encroach into any easement. However, the city will allow certain items to encroach in easements such as fences, gates, retaining walls, monument signs, etc. as long as they do not interfere with the use of the easement. If your encroachment is approved, you must obtain a **Revocable License** from Land Development Review Services. It is the responsibility of the applicant to identify and include all encroachments on their Revocable License application which can be found in the Revocable License Packet. A Revocable License takes about **1-2 weeks** to complete and must be complete before Land Development Review Services will record the Site Plan.

- You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.). If allowed, these types of encroachments require a **License Agreement**. Requirements can be found in the License Agreement Packet. It takes **8-10 weeks** to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded. **RESPONSE: Noted**
- As shown in your proposed plans, there is an existing street right-of-way that needs to be vacated. **Street vacations** must go to City Council via ordinance. The process begins with the owner making application to the Planning Department. As part of that application, Land Development Review Services will need a legal description and exhibit for the portion of the street being vacated prepared to our specifications. The specifications on how to prepare the legal description and exhibit are available in the Dedications Packet. **RESPONSE: Noted**
- Land Development Review Services may require a Monumented Field Survey, but we are unable to determine that until we make our first review. **RESPONSE: Noted**
- If a requirement for new street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact *Leslie Gaylord* at 303.739.7901 for additional details and contact information. **RESPONSE: Noted**

STEP II – CONSTRUCTION DOCUMENT PHASE

The Construction Document Phase is when Engineering and Building plans are reviewed against City Codes for compliance. It is an administrative process and usually occurs after Planning Commission or Planning Director decisions and after the preliminary drainage report is approved or has been requested for signature process. Permits are issued from these documents.

Civil Engineering Plans

- Civil Construction Plans are required for your project as proposed and shall be submitted electronically.
- Use of the Batch Standards Checker Tool is requested for this project.
- Civil Engineering Plan Review (*see links below for additional information*):
 - Process
 - Review Schedule
 - Fees
 - Civil Plan Submittal Form
 - Civil Plan Submittal Pre-Acceptance Checklist

Civil Plan Pre-Acceptance Process:

1. Prior to submittal of the electronic Civil Construction Plans, the civil consultant will submit the Submittal Form to the Permit Center via engineering@auroragov.org. If the Permit Center accepts the submittal form, the civil portal will be opened, and the applicant will upload the Civil Construction Plans.
2. The Permit Center will evaluate the uploaded plans to check that all required documents have been uploaded. The Permit Center will either indicate if any documents are missing via email to the applicant, or they will progress the application to Pre-Acceptance.
3. During Pre-Acceptance, the appropriate City departments will do a superficial review of the application within two business days after document check in for all the items listed in the City of Aurora Civil Plan Submittal & Review Pre-Acceptance Checklist. This review is only for completeness and does not constitute a full review.

4. If one or more department(s) determines that the application is incomplete, the application will not be accepted in for 1st review and the applicant shall re-upload the revised, complete documents. If all the departments determine that the application is complete, the project submittal will enter the 1st formal review and follow our standard civil plan timelines.

• Civil Construction Document Plan Set generally includes the following plans:⁷

- Stormwater Management Plan
- Final Drainage Plan/Report
- Final Grading Plan
- Utility Plan and Profiles
- Street Plan and Profiles
- Area Grading Plans
- Structural Calculations
- Signing and Striping Plan
- Street Lighting Plan

➤ *Phasing shown on the Site Plan shall also be represented on the Civil Plan drawings.*

Aurora Water

Utilities

General Requirements:

- Utility Plans will be required with the Civil Engineering Plans: – Utility Plans shall be prepared in accordance with the Utility Manual
 - Utility Plans must be approved prior to obtaining building permits
 - Utility Plans must include:
 - Fixture Unit Table and Meter Sizing Tables
 - Water Service and Water Meter locations
 - Sanitary Sewer Service Lines
 - Resistivity Tests for any public water mains installation per Section 20 of the Utility Manual.
 - Cross Connection Control Devices are required for:
 - Fire Service Lines
 - Commercial and Domestic Water Service Lines.
 - These devices are required to be located within the building or within a heated and drained vault after the water meter.
 - All service line construction information (horizontal and vertical information, lengths, slopes, etc.) must be provided on the Site Plan Utility Sheet.
 - Individual service line connections and fire line connections must be approved through Aurora Water. Include all applicable standard notes from Section 5.05.1 of the Utility Manual on the Site Plan Utility Sheet.

Construction Stormwater Quality Requirements:

- A Stormwater Quality Discharge Permit and Stormwater Management Plan and Report will be required for this project. See the latest revision of the City of Aurora Rules and Regulations Regarding Stormwater Discharges Associated with Construction Activities Manual (SWMP Manual) for more detailed requirements. A Colorado Discharge Permit System (CDPS) (CDPS) permit may be required by the State Health Department if a City of Aurora Stormwater Quality Discharge Permit is required.
- CAD Data Submittal Standard: The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the city for signature sets and on capital projects funded by the city. Details of the CAD Data Submittal Standard can be found on the CAD Standards web page.

Stormwater Management

General Requirements:

- All new developments and redevelopments are required to develop and implement a permanent condition Stormwater Management Plan (SWMP) in conjunction with the overall drainage plan for the site. The SWMP shall be included in and become part of the preliminary and final drainage reports. The SWMP shall discuss and propose solutions to permanently enhance the quality of stormwater runoff through the site.
- The SWMP shall be developed by applying the permanent water quality “best management practices” described in Volume 3 of the USDCM. The SWMP shall be shown in a separate section of the drainage report. Proposed permanent stormwater quality enhancement facilities shall be sized and located on the drainage map (see section 2.42, “Storm Drainage Design and Technical Criteria” manual). The development community is encouraged to use multiple BMPs in creative and non-traditional site design to achieve the water quality objectives.
- An Inspection and Maintenance Plan (I&M Plan) shall be developed concurrently with the design of the permanent BMP’s and submitted with the final drainage plan and report for approval. Refer to Section 5.09 of the Water, Sanitary Sewer, and Storm Drainage Infrastructure Standards and Specifications as well as the 2010 Storm Drainage Design & Technical Criteria manual’s appendices for direction on preparing an I&M Plan, including the Maintenance Agreement. A signed Maintenance Agreement shall be submitted with the signature set of civil plans and must be approved prior to approval of the Civil plans.
- The civil plans will not be approved until the preliminary drainage report is approved and the plat is ready for recordation.

Public Works Department

Construction documents should reflect all approved Access, Right of Way, Easements, and Public Improvements that were included and approved on the Site Plan and Plat for your project.

Traffic Engineering

- The Construction Documents shall include a Signing and Striping Plan and Traffic Control Plans. If lane closures are required per the Traffic Control Plans, occupancy fees will apply. The calculation for these fees is available on the City’s website or in the Development Handbook.
- Place a note on the Construction Site Plan or Grading Plan indicating all construction vehicles (including construction workers’ vehicles) shall access the site from approved truck routes, via 48th Ave and not through the adjacent residential neighborhood(s).

Engineering Division

Roadway Design and Construction Specifications:

- Roadway construction shall conform to the “City’s Roadway Design and Construction Specifications” latest edition. The city considers the burden on you (the developer) for not only your front footage, but also to construct all needed offsite transitions to match the existing roadway(s).
- This project is required to widen an existing street. Per Section 4.05.10 cores of the existing pavement are required. If the cores indicate the existing pavement is not adequate then this project is responsible for the removal and replacement of the existing pavement with a properly designed pavement section. A minimum of 24 feet of pavement or one-half of the street section, whichever is more, is required. Any construction beyond the street centerline to match existing grades to make a safe, drivable surface will also be this project’s responsibility.
- All road cuts or other roadway disturbances within the City of Aurora’s public right-of-way shall be repaired and restored according to the standards specified in Section 36 of the City’s Roadway Design and Construction Specifications, and any other requirements specified elsewhere. If more than 500 square feet of existing roadway is

disturbed within one block, the construction area shall be milled and overlaid prior to the issuance of the Certificate of Occupancy.

- *Fire lanes.* All primary fire lanes shall be constructed to an improved pavement surface (concrete, asphalt, or pavers). Secondary accesses in landscaping and other areas, need to be designed in accordance with the City’s adopted Fire Code requirements, but may be permitted to utilize other materials and options. The proposed secondary access materials shall be approved by both Life Safety (Fire Marshal) and the City Engineer.

Building Plans

Building Division Comments:

Building Plan Review

- Process
- Review Schedule
- Fees

The comments made during the meeting address large-scale issues. We strongly recommend that a code consultation meeting be scheduled to discuss more detailed concerns.

During the development review process, you will not need to submit any documentation to the Fire Department for review. The Life Safety group within the Aurora Building Division conducts all site development and construction plan reviews on behalf of the Aurora Fire Department.

The links below contain additional information and requirements for completion, submittal, and permitting of your building plans.

Permit Types:

- Based on the information provided during the pre-application meeting, the Building Division would classify your proposed scope of work under the following permit type.
 - Single Family Residential or Master Plan Single Family Permits

Key Issues:

- ▶ If your architect would like to set up a preliminary building construction plan submittal meeting, please contact our Plans Examiner Manager Jose Rodriguez (jcrodrig@auroragov.org).
- ▶ As of January 8, 2022, the City of Aurora has adopted the 2021 International Codes and the 2020 National Electrical Code. The grace period allowing the use of the previously adopted 2015 International Codes officially ended requiring all construction plan submittals to comply with the 2021 International Codes.

Accessibility:

The City of Aurora enforces handicapped accessibility requirements based on 2021 IBC, Chapter 11, and the 2017 ICC 117.1.

Adopted Codes by the City of Aurora:

This “link” will provide a current listing of all adopted building codes and ordinances utilized by the Aurora Building Division. To view the 2021 International Codes please utilize the following hyperlink: [ICC Codes Online](#)

Building Division General Comments:

The function of the Building Division in the development process involves assistance with building code questions. This “link” will provide answers to the most typical initial questions concerning the role of the Building Division.

Checklist for Plan Review Submittals:

The Aurora Building Division has established a number of checklists that reflect specific construction plan submittal and permit requirements. A copy of these checklists can be obtained through the City of Aurora website or by clicking on the link provided here.

Geographic Design Criteria:

New construction must adhere to the climatic and geographic design criteria provided using the hyperlink above.

Occupancy Specific Building Code Requirements:

Based on the information provided, your building occupancy or occupancies are as follows.

- R-3 IRC Occupancy - Residential occupancies shall include buildings arranged for occupancy as Residential Care/Assisted Living Facilities including more than five but not more than 16 occupants, excluding staff. Group R-4 shall meet construction requirements for Group R-3 or shall comply with the IRC.

Single-Family Master Plans:

Master plans can be used for each identical townhouse type. Please utilize our IRC ONE AND TWO FAMILY RESIDENTIAL checklist.

Townhouses and Duplexes:

- Townhomes and Duplexes are considered single-family one and/or two-family dwellings by the International Residential Code (IRC) and designated as Group R-3 occupancies. As such, R-3 occupancies are to be served by individual utilities where the individual homeowner has sole control of the shut off and main circuit breaker for their property. Ganged Meters for Gas and electric are not allowed in the City of Aurora for IRC R-3 townhouses. Where ganged meters are intended, the townhouses will be designated as International Building Code (IBC) group R-2 occupancies requiring residential fire sprinkler installations. The site plan and civil plan utility sheets must show service entrances for all utilities in order to define occupancy designation for the structures.

Request for Modification or Alternative Material:

Per the 2021 IFC, Section 104.10 and 104.10.1, whenever there are practical difficulties involved in carrying out the provisions of this code, the fire code official shall have the authority to grant modifications for individual cases, provided the fire code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements.

Land Development Review Services Division

Reminder – Prior to building plans submittal, processing of any/all required separate documents should be started so that this process does not interfere with permit issuance.

RESPONSE: These comments will be taken into consideration at the Civil CD phase later on.

END OF RESPONSES

Green Valley Ranch East Filing 10 TIS Comments

Aurora, CO

Thursday, June 6, 2024



Page	Section - Paragraph	Sentence	Agency Comment	Comment Date	Comments & Concerns to be addressed	Consultant's Responses
3	I.A - 4	3	City of Aurora	5/3/2024	Why is this 2045 and not 2050?	Background traffic prjections were developed using the NEATS travel demand model. The NEATS model only projects to the year 2045.
	Figure 3		City of Aurora	5/4/2024	<p>I do question this distribution. It seems like more vehicles would be going east and west on 48th instead of South on Tibet.</p> <p>These percentages were looking at DRCOG 2050 at Picadilly and 48th. Tibet doesn't connect with I-70. Seems like more would head to Picadilly to start with. Some would use Tibet because it will likely not be as crowded. 48th is connected to E-470.</p> <p>With the right in right out at 48th Ave I think you are going to get a circular affect with the distribution. That leaving the site there will be more vehicles headed SB on Tibet but when they return the vehicles will enter off of 48th Ave.</p> <p>The distribution that I marked up is with no restrictions. Will need to be adjusted to account for the RIRO.</p>	<p>Trip distribution was adjusted based on the comments provided. Trips to/from the west and south were modified to account for the circling effect cause by the RIRO. The directions were adjusted in a way to average the suggested distriutions.</p>
	Figure 3		City of Aurora	5/5/2024	Volumes don't balance between 46th Ave and 48th. Is there an additional access point that needs to show up.	The graphic was corrected to show the proper turning movements. The eastbound arrows were incorrect and should have shown EB lefts and EB thrus.
8	III.A - 1	2	City of Aurora	5/6/2024	<p>Is the raw model results being used for ADT and Peak hour? Peak hour is not very accurate from the model.</p> <p>Were other roadways looked at that were close to the proposed roadway to verify that it was close?</p>	<p>The NEATS travel deman model was used as a base for developing background traffic. FHU has worked on many for the surrounding studies in the areas and have refine the NEATS model to more accurately project traffic conditions in this area. The peak hour volumes are based on the NEATS model but modified with the completion of the surrounding studies.</p>
8	III.A - 1		City of Aurora	5/7/2024	How the runing volumes were calculated should be called out. I am guessing it was NHCPR 255 methodology.	As these roadways are not existing today, volumes were derived from the NEATS model, modified with information from the surrounding developments.
8	III.A - 3	2	City of Aurora	5/8/2024	It would be good to include percentage growth. It looks to be 1.5%-2% on Tibet and close to 0.8% on 48th.	A growth perventage was not directly used to calculate future volumes. These roadways do not exist today. Future volumes are based from the studdies from the surrounding developments and the NEATS model.
8	III.B - 1		City of Aurora	5/9/2024	Software with version and build need to be added to this section.	Synchro 11 was added to the section.
9	III.B - 3		City of Aurora	5/10/2024	remove Future. This is assessing it as a signalized intersection.	Future was removed from these paragraphs
	Figure 4		City of Aurora	5/11/2024	Background peak hour growth rate doesn't match the same growth rate that was used for ADT.	A growth perventage was not directly used to calculate future volumes. These roadways do not exist today. Future volumes are based from the studdies from the surrounding developments and the NEATS model.
	Figure 5		City of Aurora	5/12/2024	Verify that background plus site generated are getting combined. Most look right but these turns and the EB Thru AM is not correct.	Figure 3 with trip generation volumes had and error with the turning movements. The errors were corrected.
	Figure 5		City of Aurora	5/13/2024	<p>How was this derived? Based on assumption 60% of 1537 is 922 vehicles. 6800 +900 = 7,700 9800+900=10,700</p> <p>I only checked this number verify on all counts.</p>	ADTs were derived by using the assumption that the two peak hours are 20% of the total daily traffic. The ADTs were adjusted with new trip generation.
	Figure 5		City of Aurora	5/14/2024	Provide table of intersection operations with LOS and Delay. For background and build year.	LOS and Delay table was added to the appendix
15	IV.D - Table 5		City of Aurora	5/15/2024	45 MPH for an arterial roadway NR-A or NR-B is 435 feet not sure where 325 came from.	Posted speeds on 48th Avenue are 35 mph and this roadway should be classified as an NR-B. Given a posted speed less than or equal to 40 mph the turn lane sizing criteria should be storage plus taper and the decel length is not applicable based on SHAC criteria.
15	IV.D - Table 5		City of Aurora	5/16/2024	SHAC should be the recommended Storage. It is more conservative and the max Queue that this is based on has an error that says it could be longer.	We have altered the methodology to report the longer of the HCM and Synchro 95th percentile for left turns to address concerns about lane lenghts. SHAC criteria has a tendency to be overly conservative and does not consider signal timing, left turn phasing, or opposing through volumes.