



November 15, 2022

City of Aurora  
Planning and Development Services Dept  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**RE: Kings Point North Golf Course & Clubhouse (#1615769) Pre-Application response to comments**

Dear Ms. Dancy,

On behalf of Clayton Properties Group LLC, Core Consultants Inc., EMK Consultants Inc., Fox Tuttle Transportation Group, and Terracina Design, we have reviewed the comments from the Kings Point North Golf Course & Clubhouse Pre-Application Meeting held April 07, 2022. The intent for this plan set is to include all items necessary to construct an operational golf course including all golf holes, maintenance facility, and comfort stations. The primary and ancillary structures around the Clubhouse will be submitted as a separate plan set in a few months. The following is a response to comments:

**Cesarina Dancy Project Manager Comments:**

Master Plan: This project is subject to the Kings Point North Master Plan, which addresses the entirety of the Kings Point development north of E-470. This plan outlines land uses, landscaping, public improvements, and public art. Of note for this application is the land use section of the Master Plan which outlines some dimensional and operational standards for the golf course and clubhouse. The full submission of this site plan will be reviewed for compliance with the Master Plan as well as the UDO.

**RESPONSE: Noted**

Development Standards: Please see page seven of these notes for detailed information on Development Standards to include: Dimensional Standards, Common Space, Connectivity and Parking.

**RESPONSE: Noted**

Parks, Recreation and Open Space (PROS): The PROS Department's interest in this project is focused on the Antelope Creek drainage corridor and how the golf holes will relate to the proposed public trail and use areas. Please see more information on page 13 of these notes.

**RESPONSE: Noted**

Tree Protection Plan (TPP): The TPP will need to be approved prior to the approval of site and civil plans for this site.

**RESPONSE: TPP has been submitted with ISP East**

**Public Improvements:** Public improvements shall be in conformance with the Public

Improvement Plan (PIP) which is still under review. Section 5.1 of the PIP outlines required public improvements prior to any development north of Aurora Parkway.

**RESPONSE: Items specified in the PIP for PA-13 are included in the Prairie Point Site Plan #1 and Antelope Creek Site Plans.**

**Mile High Flood District (MHFD):** This application will be referred to MHFD for review and comment. It is advised that coordination with MHFD is started as soon as possible.

**RESPONSE: Noted and ongoing coordination has been in place with MHFD with this project.**

#### **Planning Department Comments:**

The Planning comments are numbered. When submitting an application, please include a letter of introduction responding to each of the numbered comments, including key issues from other departments.

#### *Key Issues:*

1. Operations Plan – We will be requiring an operations plan for the golf course and clubhouse to ensure that these uses are managed and maintained for the surrounding neighborhood

**RESPONSE: Specific operations details/hours have been included with the Chenango Agreement. The current agreement with Chenango is in the final review and can be provided upon completion.**

2. Design Standards – The Master Plan prescribes dimensional standards for the clubhouse and architectural standards for the cottages in Kings Point

**RESPONSE: Noted – This application does not include the clubhouse or cottages.**

3. Landscaping – Landscaping materials and buffers are discussed in the UDO and Master Plan and will be important for the design of the golf course.

**RESPONSE: A buffer with the adjacent community has been implemented into the plan set. The landscape theme for this golf course is similar to golf in the sand hills of Nebraska which is golf placed in the prairie with minimal trees and shrubs.**

#### **Standards and Issues:**

##### 1. Zoning and Placetype

###### 1A. Zoning

###### Residential Low-Density Single-Family District (R-1)

The purpose of the R-1 district is to promote and preserve safe and attractive low-density, single-family residences. This district is intended to prohibit all commercial activities except for permitted home occupations. The R-1 district is generally comprised of medium to large suburban single-family lots, but development pursuant to a Small Residential Lot option is allowed in Subarea C. Some limited recreational, educational, gardening, and other uses are also permitted, as shown in Table 3.2-1 (Permitted Use Table).

**RESPONSE: Land uses have been designated in the Master Plan.**

###### 1B. Residential Medium-Density District (R-2)

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. This district is intended for use close to collector streets and public transit facilities. The primary use in this district is single-family residences, but several types of attached dwellings are also permitted. The district generally prohibits commercial activity except for home occupations and typical

neighborhood services. Other uses are as shown in Table 3.2-1 (Permitted Use Table).

**RESPONSE: Land uses have been designated in the Master Plan.**

#### 1C. Place type Neighborhood

The Established Neighborhood placetype is characterized by predominantly residential areas with a variety of unit types, including single-family detached and attached, and multifamily, typically constructed between 1950 and 1990. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern. Although primarily a residential area, this placetype may also support limited retail, service and office uses located at intersections or along major perimeter streets.

**RESPONSE: Noted.**

#### 1D. Master Plan

This project is subject to the Kings Point North Master Plan (hereafter referred to as the Master Plan), which addresses the entirety of the Kings Point development north of E-470. This plan outlines land uses, landscaping, public improvements, and public art. Of note for this application is the land use section of the Master Plan which outlines some dimensional and operational standards for the golf course and clubhouse. The full submission of this site plan will be reviewed for compliance with the Master Plan as well as the UDO.

**RESPONSE: Noted**

### 2. Land Use

#### 2A. Historic Land Use

This area is currently vacant.

**RESPONSE: Noted.**

#### 2B. Proposed Land Use

After a review of the UDO regarding the proposed golf course and associated uses, staff has determined that the proposed clubhouse, shelter, and cottages can be considered part of a private recreational facility located in an Outdoor Recreation facility, which is a permitted use in both the R-1 and R-2 zone districts.

**RESPONSE: Noted.**

### 3. Development Standards

#### 3A. Dimensional Standards

According to the Master Plan, the maximum building height for the clubhouse is 50ft and the maximum building footprint for the clubhouse is 16,000 sq. ft. No accessory structure may exceed the height of the primary clubhouse structure. Front setbacks are 25 ft in the R-1 district and 20 ft in the R-2 district. Side setbacks will be 25 ft adjacent to any residential use for both districts. Side setbacks adjacent to local streets are 12.5 ft for the R-1 zone district and 10 for the R-2 district. The rear setback is also 25 ft adjacent to any residential use, and it is otherwise 20 ft in the R-1 district and 15 ft in the R-2 district.

**RESPONSE: Proposed clubhouse footprints, layout, and elevations will be provided with Clubhouse site plans.**

#### 3B. Subdivision Standards

In general, the site plan will need to reflect the public improvement plan of the Master Plan and

the Infrastructure Site Plan that is currently under review. As the ISP is still under review, this site plan will not be approved before the ISP is approved. This is in order to ensure that access from this golf course and clubhouse can connect with the Kings Point North road network as described by the ISP.

**RESPONSE: Access from golf course and clubhouse to Kings Point North Road network shown in plans. Maintenance facility access is off of Nova drive which is included in Prairie Point Site Plan #1.**

### 3C. Neighborhood Protection Standards

The operations plan that will be required should address operating hours, management of golf carts, and golf course maintenance. Additionally, please provide information on how traffic and parking will be managed for tournaments. This information should be provided in order to minimize and understand potential impacts from the golf course and clubhouse to the upcoming residential developments. This will also help provide assurance that the golf course will be maintained in good repair.

**RESPONSE: Specific operations details/hours have been included with the Chenango Agreement. The current agreement with Chenango is in the final review and can be provided upon completion. As part of the forthcoming clubhouse site plans further parking and overflow details will be provided.**

### 3D. Common Space and Amenities

An outdoor patio area will be needed for the clubhouse. This area should be 400 – 500 sq. ft with a minimum dimension of 12 ft. This area will need to be defined by a low fence or planters and decorative paving. This area needs to also contain outdoor furniture and shade features.

**RESPONSE: Patio design will be addressed in Clubhouse Site Plan submittal.**

### 3E. Access and Connectivity

Pathways need to be placed throughout the golf course so that both pedestrians and carts can access all holes and the driving range. Pedestrian and vehicle connectivity will also be needed to the cottages on the course, and it is possible that accessible parking will be required adjacent to the cottages. Along any public road boarding the golf course or clubhouse site, detached sidewalks will be needed. Finally, you should explore adding a pedestrian path to the clubhouse from the nearby homes that will border it to the north and east in order to avoid the creation of social trails in the future.

**RESPONSE: Trails connecting the golf course, clubhouse and cottages shown on plans. Detached walks are shown in ISP plans.**

### 3F. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6. Based on the information provided, an 18-hole golf course with a private clubhouse, 93 parking spaces, including 4 accessible parking spaces will be required. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. In addition to vehicle parking, the development is required to provide 5 bicycle parking spaces. Bicycle spaces must comply with Section 146-4.6.3.F.2 including providing a design that includes 2 points of contact with each bicycle. Each inverted “U” rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location.

**RESPONSE: Parking design for clubhouse will be addressed in clubhouse Site Plan submittal. Maintenance building parking requirements shown in plans.**

Section 146-4.6.5 details requirements for the design and placement of parking areas. Generally, parking areas should be located and designed to provide for adequate vehicle circulation, safe pedestrian connections, screening from adjacent sites and streets, and avoiding abutting significant stretches of adjacent streets.

**RESPONSE: Noted.**

### *3G. Landscape, Water Conservation, Stormwater Management*

#### General Landscape Plan Comments

Prepare your landscape plans in accordance with the Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the following code Section 146-4.7 Landscape, Water Conservation, Stormwater Management. 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 are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

**RESPONSE: NOT FOR CONSTRUCTION added to the sheets.**

Landscape plans must be prepared on 24" x 36" sheets. Plans shall have plant symbols, plant labels with quantities and a plant schedule upon first submission or a complete review will not be possible. Landscape plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.

**RESPONSE: Information provided on 24x36 sheets.**

#### 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: No sight distance triangles currently needed in this submittal.**

#### Section 146-4.7 Landscape, Water Conservation, Stormwater Management Requirements

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

**RESPONSE: Noted.**

#### Section 146-4.7.5 Required Landscaping (C) Curbside Landscaping 2. a.

Provide one street tree per 40 lineal feet along entry drive to the new facilities. When a detached walk and curbside landscape are provided according to Public Works street cross section requirements, street trees shall be provided within the designated curbside landscape area. When a detached walk and tree lawn are absent, street trees shall be located from four to five feet from the back of walk, curb or pavement.

**RESPONSE: Street Trees and curbside landscape standards shall be addressed in the Clubhouse Site Plans.**

The UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. Refer to the UDO for specific curbside planting requirements. Only curbside landscapes that are 10' in width or greater may be sod if desired.

**RESPONSE: Curbside landscape shall be addressed in the Clubhouse Site Plans.**

#### Section 146-4.7.5 J. Building Perimeter Landscaping

Building perimeter landscaping within this section of the UDO is required for all the proposed buildings except the cottages which shall provide front yard landscaping in accordance with Section 146-4.7.5 P. Residential Yard as noted below. Building perimeter landscaping is required when building elevations face public rights-of-way, residential neighborhoods, public open space, or whenever an entrance door is present. Landscape each elevation with one tree equivalent per each 40 linear feet of elevation length. Any combination of plant material may be used that totals the required number of tree equivalents. Landscaping provided within landscaped parking lot islands if within 20' of the building required building face to be landscaped, may count towards the required building perimeter landscaping.

**RESPONSE: Building perimeter landscape and parking lot landscape shall be addressed in the Clubhouse Site Plans.**

#### Section 146-4.7.5 K. Parking Lot Landscaping

Both interior and exterior parking lot landscaping is required for all proposed parking lots. No parking row shall exceed 15 spaces without an intervening landscaped island, median or landscaped peninsula. All parking rows must terminate in a landscaped island. The perimeter of all parking lots shall be screened from public rights-of-way, public open space and adjacent property with one or a combination of methods shown in this section. Given the level of future activity proposed and its proximity to the residential homes, screening of the parking lot will be necessary to mitigate noise and any negative visual impacts.

**RESPONSE: Parking lot landscape and screening shall be addressed in the Clubhouse Site Plans.**

If required, street and non-street frontage landscape buffers may be combined with the parking lot screening requirements to satisfy both if the two requirements should overlap. City staff will determine whether the overlap exists once a formal site plan submittal is made.

**RESPONSE: Noted.**

Also provide and landscape each parking lot island with one tree and six five-gallon shrubs per 9' X 19' island and two trees and 12 shrubs per 9' X 38' island. Ornamental trees may be used as accents at the ends of parking rows but shall not be used as the primary shade tree within the parking lot.

**RESPONSE: Parking lot landscape shall be addressed in the Clubhouse Site Plans.**

#### Section 146-4.7.5 L. Site Entryways and Intersections

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.**

#### Section 146-4.7.8 B. 2.b. Service, Loading, Storage and Trash Area Screening

All trash dumpsters and recycling bins must be enclosed and setback at least 12 feet from adjacent properties when adjacent to residential or commercial uses. Dumpsters shall have a wall or opaque fence at least six feet in height on three sides and accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior.

**RESPONSE: Noted, fencing around trash enclosures and evergreen tree screening provided in landscape plans.**

#### Section 146-4.7.3 M. Detention and Water Quality Ponds

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. Applicants may propose their own BMPs or work with the City of Aurora's Water and/or Public Works Departments.

**RESPONSE: Noted. The proposed golf course utilizes shared stormwater BMPs designed as a part of the ISP West/East packages and consistent with the Master Plan for the Kings Point North development.**

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: Detention Ponds within the golf site are included with the Filing 1 plat or ISP West and are consistent with the Master Plan for the development.**

#### Section 146-4.8.3. C. Irrigation

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 shall be provided that clearly delineates these areas. An irrigation permit is required prior to the installation of an irrigation system.

**RESPONSE: All landscape shown on the proposed plans will be watered via approved well water.**

#### 3H. *Building Design Standards*

The master plan describes design standards for the Kings Point development. Much of these design standards speak to single family homes, and these standards should be adhered to for the accessory golf course housing. The standards call for things like primarily gabled roof forms, covered entries and porches, and decorative support columns incorporated into designs. The clubhouse should use similar materials and architectural style to the rest of the development

**RESPONSE: Noted.**

Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things.

**RESPONSE: Noted**

Code requires that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. Buildings must be designed to create a clear base, middle, and cap, with specific instructions and tips for how this can be achieved in Section 146-4.8.5.C. Ground floor designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Code also requires that you use changes in the wall planes, both horizontally and vertically, at specific intervals and provide a variety of durable materials to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings to prevent the back of house appearance. See the table below for applicable building design standards and ensure that the building elevations meet all applicable requirements.

**RESPONSE: Buildings have been designed to Aurora Architectural standards.**

For the cottages, the models will need to follow the styles and level of quality and detail shown in the approved Master Plans. 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: Cottage design shall be included in Clubhouse site plans.**

3I. *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: Street lights and exterior lighting has been designed to Aurora standards.**

3J. *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: No monument signs are included with this site plan.**

4. 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: No adjustments are proposed.**

5. Submittal Reminders



#### 5A. 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.**

#### 5B. 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.**

#### 5C. Mineral Rights Notification

Please fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager with the application submittal.

**RESPONSE: No public hearing will be required for this submittal.**

#### 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 Real Property for the Subdivision Plat prior to application submittal. Please contact Real Property directly to schedule this meeting.

#### Community Participation:

Please work proactively with registered neighborhood organizations and adjacent property owners. 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.

**RESPONSE: We meet with the adjacent Chenango community monthly to discuss plans and golf.**

#### Community Engagement Coordinator:

Scott Campbell is the Community Engagement Coordinator for the project. He has put together a report attached to these notes listing the registered neighborhood organizations within one-mile of your proposed project and can assist in scheduling and facilitating meetings with community members. Please work with the organizations that express interest in your project to address comments and mitigate concerns

**RESPONSE: Noted.**

All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the

UDO and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings.

**RESPONSE: Noted.**

### **Oil and Gas Development**

We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time.

**RESPONSE: Agreed.**

There may be existing underground pipelines in rights-of-ways. There is an existing pipeline easement that is running north and south through the western portion of your development area. The pipeline is operated by Magellan Pipeline Company. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information.

**RESPONSE: Noted.**

### **Parks, Recreation & Open Space Department (PROS)**

The PROS Department's interest in this project is focused on the Antelope Creek drainage corridor and how the golf holes will relate to the proposed public trail and use areas.

The site plan submittal should identify design measures to mitigate potential hazards associated with errant golf balls entering adjacent public use areas. We will want to consider topography, landscaping, netting, fences or other features to minimize risk of injury to trail users passing through the Antelope Creek corridor, including how the golf cart path will interface with the trail.

**RESPONSE: Hazard mitigation measures have been identified in site plan.**

The site plans should delineate specifically which land in Planning Area 13 will be receiving land dedication credit for open space purposes. Such land shall be open and available for public use.

**RESPONSE: Open Space identified in plans.**

### **Forestry Division**

The Tree Protection Plan (TPP) for Kings Point North has not been approved to date, and as a result no other documents (site plans or civil plans) will be approved. All documents must be in compliance with the approved and signed TPP. If any corrections are needed for the TPP or if there are any questions regarding its approval, please contact Forestry, Rebecca Lamphear.

**RESPONSE: TPP has been updated and included with**

### **Black Forest Ordinance**

- Please refer to the Black Forest Ordinance for complete requirements. Its purpose is to maintain a sustainable tree cover and to protect existing trees during development.
- The Tree Preservation Policy is still in effect for this property, so if other species besides ponderosa pine are found on the site and will be impacted, they will require mitigation as well. Please show these species on the TPP in a separate table.

**RESPONSE: All existing trees are identified on the plan that will be mitigated on the site.**

### Tree Protection Plan (TPP)

The TPP should be a stand-alone document, but submitted in conjunction with the Development Application, and should include a signature block for Forestry – an example can be viewed on previous TPP's for other Black Forest areas.

**RESPONSE: The TPP is a standalone document for the entire project.**

This document includes an inventory of trees, including candidates for preservation, removal, and relocation. This will also include the mitigation requirements for those trees removed– the dollar value and the inches required to be planted back onto the site. In the case of Ponderosa pine removal, it is required that Ponderosa pine are replaced back onto the site.

**RESPONSE: All mitigation measures are identified on the plan and dollar amounts are provided within the tables.**

If there are trees to be preserved within the construction limits, then an escrow account will need to be set up. This amount is based upon The Guide to Plant Appraisal published by the International Society of Arboriculture. This will be provided to you by the entity that will perform the inventory. Forestry will need to meet with the Consulting Arborist who conducts the inventory to collaborate on the appraisal.

**RESPONSE: All trees are with the construction limit and those that are preserved has an escrow table associated with the filings**

### Plan Approval:

The TPP must be approved before the commencement of any development activities. The TPP also must be approved before the Civil Plans and Site Plans are approved.

**RESPONSE: Noted.**

Nearly 100% of the Black Forest areas have been able to preserve 70% of the existing trees. It will be the same expectation in this case.

**RESPONSE: 65-70% of the viable Black Forest trees will be preserved or relocated.**

Please be aware that the neighbors in this area of Aurora are very sensitive to the surrounding trees during development. Forestry regularly receives calls from neighbors when development begins, and trees are removed.

**RESPONSE: Noted.**

The TPP will be recorded at the County level once it is approved. This is binding on the property owner, and the owner's heirs, successors, and assigns.

**RESPONSE: Noted.**

Penalties are set forth if the plan is not followed and trees are injured or removed.

**RESPONSE: Noted.**

Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this requirement.

**RESPONSE: No Ash trees are included in planting plan.**

### Aurora Water Comments:

*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 Master Utility Study (MUS) for King's Point North is still under review.

**RESPONSE: MUS was approved with a date of 06/15/2022**

Provide a MUS conformance letter, once the MUS is approved, at Civil Plan review.

Please note, Aurora Water is processing a non-functional turf ordinance which will limit the amount of cool-weather turf allowed in all developments. Please find the ordinance [here](#) under Item 5. Please plan to incorporate these requirements in your future submittals. Note that water features will not be permitted in regard to the turf ordinance listed above.

**RESPONSE: An MUS conformance letter will be provided at Civil Plan Review. The golf course has been grandfathered in and does not need to follow the ordinance. The intent is to use grasses on the golf course that use less water than a typical golf course and utilize water conserving technology.**

Water meters and fire hydrants are to be located in pocket utility easements when not in ROW. Water meters and hydrants to be in landscaped areas. Refer to section 5 of Aurora Water standards for easement size minimums. Show and label all easements in plans.

**RESPONSE: Noted**

Grease traps are required for all commercial kitchens. These are deemed as private assets. Cottages to be individually metered.

**RESPONSE: Clubhouse and Cottage design shall be included in Clubhouse site plans.**

Fire suppression lines, irrigation lines, and water services to have backflow preventers.

**RESPONSE: Noted.**

SWMP plan and permit is required.

**RESPONSE: Noted.**

A looped waterline will be required around commercial buildings.

**RESPONSE: Noted.**

A main extension may be required at the training facility to provide sanitary and water services.

**RESPONSE: Training center design shall be included in Clubhouse site plans.**

A domestic allocation agreement will be required for connections 1.5" and larger.

**RESPONSE: Noted.**

Utility Services Available:

Water service may be provided from: Per MUS

Sanitary sewer service may be provided from: Per MUS

Project is located on the following Map Pages: 28P, 28N

**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
- Grease Interceptors are required for commercial kitchens
- Sand/Oil Interceptors are required for vehicle maintenance facilities
- All utility connections in the arterial roadway are required to be bores.

**RESPONSE: Noted.**

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).

**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.

**RESPONSE: Noted.**

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.

**RESPONSE: Noted.**

For a full listing of Utility Fees, please see the Aurora Water Fee Schedules.

**RESPONSE: Noted.**

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.**

**Public Works Department Comments:**

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

Key Issues:

-A Traffic Letter of conformance with the Kings Point Development Traffic Impact Study (TIS) documenting trip generation, including event trip generation, will be required for this development. If peak hour trips are determined to increase 20% or more than what was documented in the Kings Point Development TIS for the site a Traffic Impact Study will be required.

-Pedestrian connectivity will be an area of focus of review for this site. See TIS requirements below.

-Gates are required to be setback from the public road flowline a minimum of 35-feet, longest expected vehicle or at least the 95<sup>th</sup> percentile queue. If the gating system swings, it shall

swing into the site.

**RESPONSE: An updated Master Traffic Impact Study has been submitted with the Master Plan Amendment associated with this project.**

Show all adjacent and opposing access points on the Site Plan.

**RESPONSE: All existing and future access points have been indicated on the Site Plan.**

Label the access movements on the Site Plan.

**RESPONSE: The proposed striping indicated on the Site Plan shows the access movements.**

-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: No sight distance triangles currently needed in this submittal.**

-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 Included.**

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 not 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:**

ROW/Plat:

Designate a Public Access Easement along private drives/streets.

**RESPONSE: Private drives/streets are not proposed with this application.**

Traffic Impact Study:

A Traffic Letter of conformance with the Kings Point Development Traffic Impact Study (TIS) documenting trip generation, including event trip generation, will be required for this development.

The traffic letter will also evaluate pedestrian connectivity and traffic calming elements identified below

If peak hour trips are determined to increase 20% or more than what was documented in the Kings Point Development TIS for the site a Traffic Impact Study will be required and address the following specific items:

- 1) Existing, buildout and 2040 average daily traffic counts.
- 2) Trip Generation from the site.
- 3) Site Circulation Plan
- 4) Include detailed analysis, including vehicle queuing, of:

- a) All site access points on Kings Point Drive
- 5) Analysis of pedestrian connectivity, including vehicle/pedestrian crossing of trails. Enhancements will be required and any concerns with sight distance need to be addressed
- 6) Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHWA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RRFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

**RESPONSE: An updated Master Traffic Impact Study has been submitted with the Master Plan Amendment associated with this project.**

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

**RESPONSE: Noted.**

Submitting the Traffic Study:

The Traffic Study shall be sent directly to Steve Gomez at [segomez@auroragov.org](mailto:segomez@auroragov.org) as soon as possible.

- The Traffic Study shall also be uploaded with the rest of the submittal.
- Previously approved Traffic Impact Studies/Letters are available through this [link](#).

Based on our review of the Traffic Impact Study / Traffic Letter, additional improvements may be required.

**RESPONSE: Noted.**

**Engineering Division**

The Engineering Division reviews the drainage 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 in conformance with the Public Improvement Plan (PIP) which is still under review. Section 5.1 of the PIP outlines required public improvements prior to any development north of Aurora Parkway.

**RESPONSE: This site plan doesn't have any requirements within the PIP. Infrastructure required for PA-13 has been submitted as part of the ISP West or Filing 1 packages.**

A preliminary drainage report shall be submitted with the site plan. Detention and water quality/EURV shall be in conformance with the master drainage study which is still under review.

**RESPONSE: A preliminary drainage report has been provided for review. The PDR is in conformance with the approved Master Drainage Report.**

This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible.

**RESPONSE: Noted, coordination with MHFD is ongoing.**

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 the Standard Detail S1.

**RESPONSE: Noted, roadway sections are referenced from City standards.**

- 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.

**RESPONSE: Noted, detailed grading for ramps will be provided in future construction document submittals**

- 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.

**RESPONSE: Notes, flared curb cuts are proposed where traffic movements are substantial.**

- 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.

**RESPONSE: Noted, no railings are anticipated on this project.**

- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.

**RESPONSE: Required retaining walls are shown.**

- 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.

**RESPONSE: Home and drive locations are not proposed with this application.**

- 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.

**RESPONSE: Noted, all proposed gates will follow minimum setbacks.**

Street lights are required along adjacent roadways. Please refer to the Draft Lighting Standards for street light spacing, location, wattage, etc., information. Street lights 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. Street light locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis.

**RESPONSE: Street lights have been designed per Aurora Code.**



ROW/Easements/Plat:

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.
- Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
- 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. ROW dedications are proposed accordingly.**

Drainage:

*Drainage design standards can be found in the city's "Storm Drainage Design and Technical Criteria".*

Per Section 138-367 of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the city prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved.

**RESPONSE: A preliminary drainage report is included with this submittal.**

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 MHFD and the city shall be initiated in such case at the master plan level or as soon as determined with any proposed development.

**RESPONSE: Noted. Coordination with MHFD is ongoing. Primary regional improvement associated with this development is the box culvert extensions at Antelope Creek.**

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. Public Works Engineering 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. Required information will be provided with at the appropriate time during final design.**

Detention of storm drainage is required for this site and shall be incorporated on the site, unless other accommodations are approved by the City Engineer.

**RESPONSE: Detention has been incorporated per the approved master drainage report and the previously submitted plans for ISW West and Filing 1.**

Per City of Aurora Storm Drainage Design and Technical Criteria Section 3.61, underground detention may be used only as a last resort and must be approved by the City Engineer, when all other alternatives are exhausted. If a development chooses to propose underground detention, they are doing so at-risk of significant redesign if the underground detention is not approved. A variance, with supporting documentation, in the preliminary drainage report for underground detention will be evaluated on a case by case basis.

**RESPONSE: No underground detention proposed.**

Release rate for the detention pond shall be based upon the "Storm Drainage Design and Technical Criteria" Manual, latest revision.

**RESPONSE: Noted. Stormwater detention is per the approved master drainage study which incorporates the requirement of the SDDTC.**

Storm water from concentrated points of discharge from a minor 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. Sidewalk chases are not anticipated as a part of this submittal**

Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.

**RESPONSE: Noted, this has been incorporated into the included plans as needed.**

Storm sewer system does not extend to this site.

- Extend storm sewer to this site; or
- Discharge onto the street through a chase; or
- Discharge onto the adjacent property in accordance with the approved master drainage study/preliminary drainage study for this development.

**RESPONSE: Noted, this has been incorporated into the included plans as needed.**

This site is located within the Cherry Creek Reservoir drainage basin and storm drainage water quality enhancement facilities are required as part of this site development. These are land intensive facilities and should be incorporated into the landscaping area of your site or some other public use facility on your site.

**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:*

The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2020 NEC. Our next code adoption cycle will be for the 2021 International Code Series, along with the 2020 NEC as of January 8, 2022. A 9-month grace period will be allowed after the formal adoption of the 2021 ICC codes to utilize the 2015 ICC codes until October 31, 2022.

**RESPONSE: Noted.**

#### 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 number 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.

- Show the distance of new or existing lot lines to proposed exterior walls of structures on the site plan.

**RESPONSE: Noted.**

#### 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.

- Dead-End Fire Lane Detail
- Fire Lane Sign Detail
- Grading Plan
- Handicap Accessible Parking Signs
- Sign Package
- Signature Block
- Street Standards and Street Section Details

**RESPONSE: Noted.**

#### Emergency Responder Radio Coverage:

The 2015/2021 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

- The 2015/2021 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC). At the time the structure is at final frame and final electrical inspections, the general contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the aurora building division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation is at the owner or developers expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.
- Note: Structures 5000 square feet or less and no more than one story in height), are not required to perform a radio assessment.

**RESPONSE: Noted.**

### **Fire Department Access:**

Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this particular 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. Building 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 2015/2021IFC Section D105 and require a 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.

- Outdoor Storage Yards

**RESPONSE: Noted, fire lane easement requirements have been followed.**

#### **Fire Hydrants:**

The number and spacing of fire hydrants are determined using the 2015/2021 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.

**RESPONSE: Noted**

#### **Fire Sprinkled Structures:**

The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2015/2021 IFC and IBC.

- Commercial Cooking Equipment utilizing a Type I Hood will require a kitchen hood suppression system.

**RESPONSE: Noted.**

#### **Gated Entry:**

The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.

- If a gating system is to be installed at a site access point, it must be set back from the flow line of the street at least 35 feet or one design vehicle length, whichever is larger, and be approved by the City of Aurora's Fire and Life Safety department. Gating systems located within close proximity to public right-of-way (ROW) may also be assessed by the City of Aurora Traffic Manager or designee and could require a traffic analysis to determine the appropriate distance of gating system to said flow line of ROW. Where a gating system crosses a dedicated or designated fire access roadway please reference the Security Gates section of the latest edition of the International Fire Code (IFC). The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief (designated Fire Chiefs representative).

**RESPONSE: Noted, all proposed gates will follow ROW requirements.**

- A separate building permit is required for the installation of any gating system that may obstruct fire department access to the internal areas of a site. Prior to

construction please submit plans and specifications of your proposed gating system to the Aurora Building Division.

**RESPONSE: Noted.**

Accessibility Requirements:

The City of Aurora reviews accessibility requirements based on 2015/2021 IBC, Chapter 11 and the 2009/2017 ICC/ANSI A117.1

- Residential

**RESPONSE: Noted**

The City of Aurora reviews accessibility requirements based on 2015/2021 IBC, Chapter 11, the 2009/2017 ICC/ANSI A117.1.

- Commercial

**RESPONSE: Noted**

Knox Hardware:

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

**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.

**RESPONSE: Noted, phasing plans included in Planning Departments Site Plan and the Public Works Departments Civil Plans submittals.**

Photometric Plan:

Add the following note to the Photometric Site Plan:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

**RESPONSE: Noted, note included.**

Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot- candle of illumination along its entire length.

**RESPONSE:**

**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.

- (Framework and General Development Plan Note) On-Site and Off-Site Infrastructure Requirement
- (Framework and General Development Plan Note) Temporary Fire Station Requirements
- (Framework and General Development Plan Note) Permanent Fire Station Requirements
- Whelen Warning System Requirements
  - As each CSP and Plat are submitted, a possible land dedication for placement of a Whelen Siren system will be assessed.
  - Whelen Siren Access Requirements:
    - o Provide a 12' wide concrete access drive.
    - o Design as a 6" reinforced concrete drive surface.
    - o Show it as coming alongside the tower for parking and maintenance.
    - o If this access drive creates a dead end longer than 150', a turnaround is highly recommended, and we may need to discuss it further. If it is less than 150', it should be adequate without a turnaround. (You should be able to control the length of the access drive since you have some latitude re: the tower setback from the community center access drive).
- (Plat Note) If Plat Contains Fire Lane Easement
- (Site Plan Note) Access Control Gate or Barrier Systems
- (Site Plan Note) Accessibility Note for Commercial Projects
- (Site Plan Note) Addressing
- (Site Plan Note) Aircraft Noise Reduction (LDN)
  - A portion of this site (Grid 28M) is within a noise mitigation area. Sec. 22-425
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress
- (Site Plan Note) Emergency Responder Radio Coverage
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs

**RESPONSE: Notes included in coversheet.**

#### 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
  - The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 2015/2021 IFC, Section 503.1.1 where allowed by code. If granted approval, a fire sprinkled structure may utilize 200-foot reach criteria in place of the 150-foot standard requirement.
  - Where fire hydrants and fire department connections are provided adjacent to vehicular access drive aisles, they will need to be dedicated as fire lane easements in order to provide emergency access to them.
  - See the 2015/2021 IFC, Section 503.1.1 that discusses fire access requirements

to within 150' of "facilities" such as your outdoor storage yard.

- 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
- Dead-end Fire Apparatus Access Roadways
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- License Agreement
  - Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement though Real Property.
- No Parking is allowed within a Fire Lane Easement
- 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, information included in submittal.**

Trash Enclosure:

Per the 2015/2021 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.**

**Real Property Division**

The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.

Key Issue:

The platting process has not been completed at this time so modifications to your current plat in for review will not be an issue. Please keep in mind that these modifications will introduce additional rounds of reviews.

**RESPONSE: Noted.**

Site Plans:

A Site Plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Real Property Subdivision Plat Checklist.

**RESPONSE: Noted.**

Separate Documents:

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 Real Property specifications which can be found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about 8 weeks to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

**RESPONSE: Noted.**

No portion of any roofed structure may encroach into any easement. However, 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 weeks to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.

**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.

**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. Permits are issued from these documents.*

**RESPONSE: ALL CONSTRUCTION PLAN DOCUMENT COMMENTS NOTED.**

## **STEP III – CONSTRUCTION PHASE**

Before any construction may commence, a contractor licensed in the City of Aurora must be issued the appropriate permits for all work to be performed.

**RESPONSE: ALL CONSTRUCTION PHASE COMMENTS NOTED.**