

April 20, 2022

City of Aurora, Planning Department  
15151 E. Alameda Parkway, 2nd Floor  
Aurora, Colorado 80012

**Re: Davis Development Multifamily at Gun Club & 5th Avenue (#1472883)  
Pre-Application Meeting held July 30, 2020– Comment Response**

Thank you for the comments on the Multifamily at Gun Club & 5th Avenue Pre-Application which we received on August 13, 2020. We have reviewed all the comments and have addressed them in the following pages.

Please feel free to contact me directly at [eappelgate@norris-design.com](mailto:eappelgate@norris-design.com) or 719.423.4716 should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,  
Norris Design



Elyse Appelgate  
Associate

## Standards and Issues:

### 1. Zoning and Placetype

#### 1A. Zoning

The standards identified and shown in the graphic below will be addressed with the Master Plan submittal; however, these standards and requirements must be shown on the Site Plan to be consistent with the Master Plan.

- Focal Point: a point that serves as the center of the area with the highest development density or the most intense activity in the district. This focal point shall be visible from E-470 and is immediately adjacent to the walkable main street element. This focal point is currently being shown on the southern parcel.

**Response: The focal point is now located along the Walkable Main Street, at the Leasing and Amenity Center for the multifamily community. The architecture at the amenity center features differentiated elevation styling, increased masonry material, canopy features, and upgraded glazing in the form of storefront windows and higher percentage glazing.**
- Public Plaza: a 600 square foot minimum plaza at arterial/arterial intersections to include a corner design element with architectural or urban design features.

**Response: There are no arterial /arterial intersections on this site, so the requirement does not apply.**
- Walkable Main Street: street which may or may not accommodate vehicle traffic that connects the district to one of the adjacent arterial or local streets. The walkable main street shown on the Lamar Landing Master Plan continues from the southern property and connects with the E. 5th Avenue alignment.

**Response: The Walkable Main Street has been revised to run east-west from Gun Club Road, to the north-south Boundary Road, and serve pedestrians only.**
- High Visibility Sites: a single row of building sites located between E-470 right-of-way and the boundary road.

**Response: The Site Plan features a single row of residential buildings between E470 and the Boundary Road.**
- Boundary Road: a road that roughly parallels the alignment of E-470 located at least 300 feet from E-470 right-of-way.

**Response: The Boundary Road was designed to these standards.**
- Location of Uses: land uses in the Vehicle-Related Operations category in Table 3.2-1 shall not be permitted on focal point sites, lots adjacent to walkable main streets or high visibility sites. Fueling stations are within the Vehicle-Related Operations category.

**Response: No Vehicle-Related Operations are proposed on this site.**

#### 1B. Airport Influence Overlay Districts Avigation Easements

**Buckley AID:** Because this property is located within the Airport Influence Overlay District of Buckley Air Force Base (BAFB), the applicant must assure that an avigation easement has been conveyed to the City of Aurora for this parcel and that this easement has been recorded with the Arapahoe County Clerk and Recorder in accordance with Section 2.6.2 of the Unified Development Ordinance (UDO).

To streamline this process, the City of Aurora will record the avigation easement for the applicant. The applicant is responsible for the following:

- Completing the easement form
- Obtaining the property owner's signature
- Notarizing the document
- Including a legal description of the property
- Including a survey of the property

The completed easement form can be dropped off or e-mailed to Porter Ingram at [pingrum@auroragov.org](mailto:pingrum@auroragov.org). It may also be e-mailed to the case manager. The easement form is available on the city website at [www.auroragov.org](http://www.auroragov.org), Business Services, Development Center, Development Process, Forms & Applications.

***Response: Avigation easement has been provided with this submittal.***

## **2. Development Standards**

### **2A. Dimensional Standards**

The dimensional standards for multifamily are found in Section 146-4.2.2 in Table 4.2-3 Summary of Mixed-Use Districts Dimensional Standards. Generally, the building setbacks will be required by the landscape buffer requirements (see Landscaping comments within this letter). The exception is a 15-foot maximum setback for 50-percent of the ground floor façade is required for buildings that are adjacent to the walkable main street. Additionally, for buildings adjacent to the main street, a 45-foot maximum building separation is required. Please ensure that these dimensions are shown on the Site Plan reflecting these standards. It is suggested that buildings front both the main street as well as Gun Club Road to provide for a more attractive streetscape.

***Response: The site plan has been labeled to show setbacks, building separations, and other applicable items to show compliance with City Development Standards.***

### **2B. Common Space and Amenities**

Multifamily development requires at least 20-percent usable common open space. This will be calculated based on the square-footage of only this property and not the whole Master Planned area. This open space must be delineated on the Site Plan and shown in the data block on the cover sheet. Small open areas that are used to comply with landscaping requirements such as building perimeter landscaping, parking lot landscaping, and required buffer areas will not count towards this requirement. The open space should be clustered in larger areas to create a gathering space or amenity for future residents. These spaces may also include outdoor common spaces such as plazas and court yards. When plazas and courts yards are proposed the expectation is they include decorative concrete, pedestrian scale lighting, site furniture and landscape boundaries and amenities such as shade features, tree cut outs, seat walls and raised planters.

***Response: The plan features over 20% (96,316sf) Usable Outdoor Area, with 94,345 sf of at-grade space and 24,348 sf of balcony area.***

### **2C. Access and Connectivity**

The walkable main street delineated on the Lamar Landing Master Plan will be required to continue north through this site and connect to the E. 5th Avenue alignment. This main street shall contain sidewalks, street parking, and landscape buffers similar to a typical roadway section which also complies with the Lamar Landing Master Plan design theme, although it will be a private right-of-way. The expectation is that east 5th Avenue will be extended west of Gun Club Road to at least the intersection with the extended main street. As a residential development, block lengths are limited to 700 feet and block perimeters limited to 2,800 feet (UDO Section 146-4.3.9).

***Response: Walkable main street has been incorporated. A cross section of the main street and Gun Club road at build out is shown on the grading plan.***

## 2D. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6. Based on the information provided, 265 parking spaces will be required, including an additional 53 guest parking spaces (318 total spaces). Garage or covered carport parking is required for 40-percent of the provided resident parking and at least 50-percent of that requirement must be attached to the primary structures. Eight (8) accessible parking spaces will be required. Please note that these accessible spaces are not in addition to the required parking spaces. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. In addition to vehicle parking, the development is required to provide 16 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.

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 to avoid abutting significant stretches of adjacent streets.

**Response: *Provided parking spaces meet minimum code requirements and have been distributed throughout the site with pedestrian and vehicular circulation in mind. In addition, bike parking has been provided through 18 racks, providing 36 spaces.***

## 2E. Landscape, Water Conservation, Stormwater Management

- General Landscape Plan Comments.

Prepare your landscape plans in accordance with the Unified Development Ordinance (UDO). The landscape comments provided herein are based upon the following ordinance Section 146-4.7 (Landscape, Water Conservation, Stormwater Management) and the Landscape Reference Manual. Please ensure that the landscape architect or designer has a copy of these documents as well as the project specific comments.

**Response: *Comment noted. Thank you. Plans have been prepared in accordance with the standards listed above.***

- 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.

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: *Comment noted. Thank you. Plans have been prepared in accordance with the standards listed above.***

- 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: Sight triangles have been provided.**

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

**Response: Comment noted. Thank you**

- Section 146-4.7.5. C. (Required Landscaping, Curbside Landscaping).  
Provide one shade/street tree per 40 linear feet of street frontage along all proposed streets.
  - Street trees shall be provided within the designated curbside landscape area when detached walks are required or four to five feet from the back of walk, curb, or pavement when an attached sidewalk is installed.
  - Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2. Evergreen trees may not be used to meet the street tree requirement.
  - Plantings permitted within the curbside landscape area vary depending upon the width required by the street cross section. Curbside landscape widths three feet or less may be rock mulch, no white rock. Curbside landscape widths four to six feet in width shall be shrubs, ornamental grasses and perennials at a ratio of one shrub/grass per 40 square feet of curbside landscape. Grasses may only be provided to a maximum of 40%. Shrubs and grasses must be five-gallon size at time of installation. For curbside landscapes six to ten foot in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. Any curbside landscape areas ten feet in width or greater may be sod if desired.

**Response: Comment noted. Thank you.**

- Section 146-4.7.5 D. (Street Frontage Landscape Buffers).  
All multi-family developments shall provide a 20' wide street frontage landscape buffer as measured from the back of walk along all streets. Buffers may not be reduced along arterial and collector streets but may be reduced to 12' along all other road classifications. Buffer reductions shall be in accordance with the installation of specific buffer reduction features as noted in Table 4.7-2 (Required Landscaping Buffer Widths and Allowed Reductions). Landscaping shall consist of one tree and 10 shrubs per each 40 linear feet of buffer and shall be installed along the exterior sides of proposed fencing or walls. A reduction in the buffer width does not mean a reduction in the required plant quantities.

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.

**Response: Comment noted. Thank you.**

- Section 146-4.7.5 H. (Special Landscape Buffers for Development Adjacent to I-70, I-225, E- 470, Public Parks, Open Space and Trails).  
If the standards of this section conflict with other buffer requirements found within the UDO, the standards of this section shall apply. A 25' wide landscape buffer is required adjacent to E-470 and the E-470 Multi-Use

Easement. This buffer may be reduced to 15' with incentive features as noted in Table 4.7-2 (Required Landscaping Buffer Widths and Allowed Reductions). Landscaping shall include one tree and 10 shrubs per 30 linear feet.

The encroachment of buildings or portions of buildings including porches, patios, trash enclosures, dumpsters, Parking lots and internal vehicular drives, sidewalks and detention and water quality pond infrastructure into landscape buffers is prohibited. Landscaping outside of the E-470 Multi-Use easement shall consist of large deciduous shade and evergreen species. Whether planted within the E-470 Authority easement or outside of it, at least 50% of the tree species shall be evergreen. Planting a single row of trees the full length of the buffer is prohibited. Like tree species shall be grouped not less than 25' on center for small deciduous trees and 35' on center of large deciduous trees and 15' on center for evergreen trees. The maximum distance between groups shall not be more than 45' on center.

**Response: Comment noted. Thank you.**

- Section 146-4.7.5 J.3. (Multifamily and Single Family Attached (Townhome) Residential Structures). Building perimeter landscaping is required for all multifamily residential dwellings. Plant beds shall be an average of six feet wide and shall consist of 1.25 plants per five linear feet of unit perimeter footage. At least five percent should be a mixture of evergreen and deciduous trees, at least 15% shall be tall shrubs with a mature height of six feet and up to 80% shall be a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. An example tables demonstrating compliance has been provided below.

**Response: Comment noted. Thank you.**

- 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. 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. Staff will determine whether the overlap exists once a formal site plan submittal is made.

When not integrated as part of a required buffer, a minimum four-foot planting bed shall be provided around the

perimeter of the parking lot. Parking lot screening shall consist of a berm between three and four tall with a maximum slope of 3:1 in combination with evergreen and deciduous trees and shrubs. Screening should be integrated with

streetscape plantings whenever possible. If berms are not practical, then one of the following options shall provide

equivalent screening:

- a. A low continuous hedge between three and four-foot tall planted in a double row at three feet on center in a triangular pattern or;
- b. A decorative masonry wall between three and four-foot tall in combination with landscaping. Shrubs must reach a height of three feet at maturity and at least 50% of the shrub material shall be flowering species. Large shade and evergreen tree species and/or small tree or large shrub species shall be used as accents throughout the screen planting in conjunction with buffer and



street frontage plantings to offset the horizontal lines of a typical shrub bed.

Ornamental grasses are not permitted to screen parking lots.

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: Comment noted. Thank you.**

- 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 may be integrated with any proposed signage.

**Response: Comment noted. A distinctive landscape feature has been provided at the entry.**

- 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 with residential or commercial uses. Service areas visible from streets or residences shall be screened by fences, walls, landscaping, berms or any combination of items. Fencing and wall screening shall be 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: Comment noted. Thank you.**

- Section 146-4.7.3 M. (Detention and Water Quality Ponds).  
To meet water quality objectives, the city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Many of the LID practices have an integrated vegetative component which supports the treatment, evapotranspiration and infiltration functions so that storm water is treated at the source. With the implementation of LID techniques, property owners can benefit from the environmental quality and aesthetics of the area in which they live and work. 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 BMP's or work Aurora Water/Public Works. Aurora Water has a manual titled "Low Impact Development Techniques for Urban Redevelopment in Aurora" that may be helpful. To obtain a copy, please contact Vern Adams at [vadam@auroragov.org](mailto:vadam@auroragov.org). The applicant may also wish to review the Ultra-Urban Green Infrastructure Guidelines published by the City and County of Denver.

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: Comment noted. Thank you.**

- Section 146-4.7.3. C. (Irrigation).  
All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap

fees, Aurora Water will require the applicant to divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 326-8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

**Response: Comment noted. Thank you.**

## 2F. Building Design Standards

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. At a minimum, these standards will be applied to this development; however, there will be specific design standards established by the Lamar Landing Master Plan. These typically inform a specific style or theme to the development. At this point, the Lamar Landing Master Plan has deferred defining these standards until the first Site Plan or Preliminary Plat is submitted after approval of the Master Plan. If these standards have not been established at the time of this development submittal, it will be the responsibility of this development (or the overall developer) to provide those standards for review. Please review the building design standards below as these will be the UDO baseline standard applied throughout the Master Planned area.

Please note a key element for multifamily buildings is to face a public or private street and include building entrances also facing the street.

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: Comment noted. Thank you.**

The standards included in the Master Plan shall be uniform to comply with specific Mixed Use

– Regional district requirements as stated below:

- Each building shall include at least one common architectural element that visually links the buildings to each other. The common architectural element may include buildings materials of a distinctive color, common lighting features to accent building cornices or rooflines, common roof shapes, or other elements that can be seen from E-470.

**Response: Buildings include common architectural elements including building materials, styling, parapet/roof lines, etc..**

- Buildings that are located at the end of a T-intersection within the internal circulation system shall include at least one distinct architectural feature such as a tower, pergola, arcade, arch, or fountain.

**Response: Comment noted. Thank you.**

- For walkable main street sites: Between 25-percent and 50-percent of the ground floor façade of non-



residential structures shall be made of glass rather than opaque material.

**Response: Comment noted. Thank you.**

- Each 20- to 30-feet of façade shall contain at least one vertical or horizontal protrusion or reveal at least 8-inches wide and at least 4 inches in depth from the wall plane. Such elements shall be repeated in a consistent pattern along the façade.

**Response: Comment noted. Reference dimensions on elevations indicating showing compliance. Thank you.**

- The pedestrian entry to the structure from the main street shall be emphasized through changes in plane, differentiation in material and/or color, or a greater level of detail.

**Response: Primary pedestrian entries are accented by (4) story masonry styling unique to the elevations.**

- Facades shall include at least one of the following elements: awnings, pergolas, colonnades, barrel vaults, fountains, or freestanding pavilions.

**Response: Facades include canopy awnings as part of their design features and styling.**

## 2G. 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: Information not available at this time and will be included with future submittals.**

## 2H. 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: Monument sign locations are shown.**

## 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. 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, an adjustment is requested in the Letter of Introduction and on the Site Plan Cover Sheet.**

## 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, thank you.**

#### 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, thank you.**

#### 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, the affidavit is included in the 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.

**Response: Noted, thank you.**

#### **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: Noted, thank you.**

#### **Neighborhood Services Liaison:**

- Scott Campbell is the neighborhood liaison 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.
- 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.
- Additional information about the Neighborhood Liaison Program can be found on the Neighborhood Services page of the city website.

**Response: Noted, thank you.**

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

Parks, Recreation and Open Space Department (PROS) Comments

Project Characterization

Based on your proposal, the following information has relevance to the determination of PROS' requirements for this project:

- Your proposal includes 265 multifamily units
- Your site is surrounded by various regional trail connections and amenities.

### **Population Impact**

For multi-family homes, population calculations for the project are based on an average household size multiplier of 2.5 persons per unit, resulting in an overall projected population of 663 persons residing in 265 units.

### **Land Dedication**

To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project's limits or a cash payment in-lieu of land dedication shall be paid. The required dedication acreage is computed by applying the following standards to the projected population for the project:

- 3.0 acres for neighborhood park purposes per 1,000 persons
- acres for community park purposes per 1,000 persons
- 7.8 acres for open space purposes per 1,000 persons

The resulting acreage required is as follows:

### **265 Multifamily Units**

Neighborhood Park Land	1.99 acres
Community Park Land	0.73 acres
<u>Open Space Land</u>	<u>5.17 acres</u>
Total Land Dedication	7.89 acres

***Response: Noted, thank you.***

### **Open Space Trail Connections**

Your site is surrounded by several regional trail corridors and nearby assets including the High Plains Trail within the E-470 Multi-Use Easement on the west side of E-470, the future Triple Creek Trail connection just south of Stephen D. Hogan Parkway, and the future Triple Creek Trailhead currently under design to the south. In order to provide connectivity to these amenities for your new residents and also meet some of the open space land dedication requirements on site, PROS suggests providing the following:

- A local trail corridor to connect the north-most multi-family down to Stephen D. Hogan. Local trail corridors eligible for land dedication credit must meet the following:
  - Be off street, not a sidewalk
  - Minimum of 30' wide with a 6-8' concrete walk
  - The corridor must be landscaped, provide amenities such as benches, lighting at key locations and dog waste pick up stations.
  - This corridor would be privately owned/maintained by the HOA or Metro District.
- Based on your site design, may want to consider incorporating this local trail connector along (but not within) the MUE for E-470 and provide the Planning-required landscape buffer within the MUE if approved by E-470.

***Response: A local trail has been provided with amenities provided.***

**Cash-in-Lieu Payment –**

Given the small overall acreage of park land impact generated by the population increase and the fact that the subject development is not conducive to on-site dedication due to minimum park size criteria, the neighborhood park and community park land dedication shall be satisfied by a cash-in-lieu payment prior to subdivision plat/replat. Any open space dedication not met on site must also be satisfied by cash-in-lieu. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land.

***Response: Noted, thank you.***

**Park Development Fees**

In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance.

The current per-unit fee of \$1,814.57 would apply if permits for construction of the residential units are pulled in 2020, and the total paid would be as follows:

**265 Units**  
**\$480,861.65**

***Response: Noted, thank you.***

***PROS Requirements Caveat***

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this point in time (current year 2020). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

***Response: Noted, thank you.***

**Aurora Public Schools**

In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for 265 proposed apartments is 0.8672 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of recording of the first plat.

***Response: Noted, thank you.***

**Aurora Water**

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:

- Coordination will be required with the commercial site to the south for wastewater and stormwater connections. Early coordination will be helpful to plan for utility crossings under 6th Parkway.
- A master utility study will be required if not already started by the overall development. If the overall development has a utility study, then this development will need a conformance letter to ensure this development matches the master utility study.
- A separate irrigation meter is required.
- A domestic allocation agreement will be required for connections 2" and larger.

***Response: Noted, thank you.***

Utility Services Available:

- Water service may be provided in accordance with an approved master utility study. There exists a 36- inch steel water line in N. Gun Club Road.
- Sanitary Sewer service may be provided in accordance with an approved master utility study. There exists a 30-inch PVC sewer main south of 6th Parkway.
- Project is located on the following Map Page: 07F

**Response: Noted, thank you.**

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.
- 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, Thank you.**

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.

**Response: Noted, Thank you.**

Public Works Department

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

Key Issues:

- A Detailed Traffic Impact Study and conformance to Master Traffic Impact Study. See below for additional information.  
Traffic Signal Escrow will apply to the intersection of Gun Club Road & 5th Avenue
- Primary entrance from the intersection of Gun Club Road & 5th Avenue is a recommendation from Traffic Engineering, connection to this location is a requirement.
- North/South connectivity from the south to 5th Avenue is a requirement. Treatment of this private roadway shall include appropriate pedestrian crossing facilities.
- 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 Gun Club Road.

**Response: Noted, Thank you.**

#### 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.

**Response: Noted, Thank You.**

#### 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.
- Label the access movements on the Site Plan.
- Objects and structures shall not impede vision within the sight triangles. Landscaping shall be restricted to less than 26-inches in 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, Thank you.**

- **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: Noted, Thank you.**

- 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:

**Response: Noted, Thank you. See note 4 on 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: Note added. See Note 4, site plan.**

#### ROW/Plat:

- Designate a Public Access Easement along private roadways.

**Response: Noted, Thank You.**

- A private cross-access agreement is recommended for maintenance and snow removal. The developer is responsible for establishing this agreement with the adjacent property owner.

**Response: Noted, Thank You.**

- A traffic signal easement shall be required at the intersection of 5th Ave and Gun Club Rd to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.

**Response: Noted, Thank You.**



### Traffic Signal Escrow:

- The intersection of 5th Ave and Gun Club Rd is a potential candidate for a future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:

**Response: Noted. Signal Note has been added to the site plan.**

- (Applicant/owner name, address, phone) shall be responsible for payment of 50% of the traffic signalization costs for the intersection of 5th Ave and Gun Club Rd, 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 147-37.5 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: Signal Note has been added to the site plan.**

### Traffic Impact Study:

- A Detailed Traffic Impact Study will be required for this site which shall address the following specific items:
  1. Existing, buildout and 2040 average daily traffic counts and conformance to MTIS.
    - a. The City can provide some historic count data, but the City has also take pre-post COVID19 count data that can support scaling of counts taken during this time. Coordinate, via email, with Brianna Medema on this item & see below.

**Response: Noted, Thank You.**

- b. Trip Assignment from property to east is below for the intersection of 5<sup>th</sup> Ave and GunClub Rd (does not include background traffic)

**Response: Noted, Thank You.**

Background traffic 2022 & 2040 is below.

- 1) Include detailed analysis of:
  - a) All site access points
  - b) Interior intersection control
  - c) Intersection of 5<sup>th</sup> Avenue and Gun Club Road

**Response: This property is included in the Lamar Landing Subdivision traffic impact study. A detailed analysis has been included in that study.**

- 2) Signal Warrant Analyses of 5<sup>th</sup> Avenue and Gun Club Road– Warrant 1,2,3 all to be included (collect 72 hr tube counts for analysis)

Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHA 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 RFB), 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: This property is included in the Lamar Landing Subdivision traffic impact study. A detailed analysis has been included in that study.**

The Traffic Study shall be prepared in accordance with the [City of Aurora Traffic Impact Study Guidelines](#).  
Submitting the Traffic Study

- The Traffic Study shall be sent directly to Brianna Medema at [bmedema@auroragov.org](mailto:bmedema@auroragov.org) as soon as possible.
- The Traffic Study shall also be uploaded with the rest of the submittal.
- Based on our review of the Traffic Impact Study, additional improvements may be required.

**Response: This property is included in the Lamar Landing Subdivision traffic impact study. A compliance letter has been provided with this submittal.**

### **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.*

**Response: Noted, Thank you.**

### **Key Issues:**

- This parcel is part of an overall master plan. The public improvements required for this development are outlined in the Public Improvement Plan (PIP) with the master plan. All public improvements shall be completed prior to the issuance of a Certificate of Occupancy. Clearly identify which improvements will be completed by this development and which are the responsibility of the overall master developer. All streets internal to the site shall be private.

**Response: Noted, the infrastructure that is shown as proposed shall be completed by this development, and the infrastructure shown as existing will be completed by the master developer.**

- A preliminary drainage report shall be submitted with the site plan. Detention and water quality shall be in conformance with the master drainage study. The master study currently indicates a full spectrum detention pond on this site.

**Response: Noted. A preliminary drainage report has been included with this submittal.**

### **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, Thank You.**

- 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. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps.

**Response: Noted, Thank You.**

- 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: Noted, Thank You.**

- 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, Thank You.**

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

**Response: No retaining walls are being proposed on site.**

- 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: Noted, Thank You.**

- 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, Thank You.**

- Streetlights 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. Streetlight locations shown on the site plan are conceptual. The street lighting plan shall be included with the KH Plan submittal and will determine final street light locations based on a photometric analysis.

**Response: Please see ROW photometric plan for the proposed lighting plan located off of the adjacent roadway.**

#### **ROW/Easements/Plat:**

- ROW dedication is required for Gun Club Road. The width will be determined by the final section determined in the master plan document and the required auxiliary lanes identified in the master or detailed traffic study.

**Response: Noted, Thank You.**

- 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.

**Response: Noted, Thank You.**

- A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way with an access easement.

**Response: Noted, Thank You.**

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

**Response: Noted, Thank You.**

- 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, Thank You.**

**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. Full spectrum detention is required for this project.
- 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. Urban Drainage and Flood Control District (UDFCD) 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 KH Plans will be approved or Stormwater Permits will be issued.

**Response: Noted, Thank You.**

- 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: Noted. A detention basin has been proposed onsite.**

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

**Response: Noted, Thank You.**

- 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, Thank You.**

- A storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it if permitted. Coordination with E470 is required.

**Response: Noted, Thank You.**

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

**Response: Noted, Thank You. See site utility plan.**

**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 2017 NEC.

Our next code adoption cycle will be for the 2021 International Code Series. The 2020 version of the NEC will be adopted by the State of Colorado on Aug 1<sup>st</sup>, 2020.

**Response: Noted, Thank You.**

**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, all buildings will display building numbers, as required.**

**Adopted Codes by the City of Aurora – Setbacks:**

The site plan and KH plans must reflect the setback requirements of the 2015 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 International Codes please utilize the following hyperlink; [ICC Codes Online](#).

**Response: Comment noted. Thank you.**

**KH Plans:**

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

- Dead-End Fire Lane Detail
- Fire Lane Sign Detail
- Gated Entry for Fire Department Access utilizing a 4' Manway Gate
- Grading Plan
- Handicap Accessible Parking Signs
- Sign Package
- Signature Block
- Street Standards and Street Section Details

**Response: Noted, Thank You. This information is shown on the site plan and fire access exhibit provided with this submittal.**

**Emergency Responder Radio Coverage:**

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

The 2015 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 developer's 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.

**Response: Comment noted. Thank you.**

**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.

**Response: Noted, Thank You. A detailed plan showing these conditions are on the fire access exhibit included with this submittal.**

Buildings greater than 30' in height are regulated by the 2015 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.

**Response: Noted, Thank You. A detailed plan showing these conditions are on the fire access exhibit included with this submittal.**

#### Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2015 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, Thank You. A detailed plan showing fire hydrant spacing requirement are on the fire access exhibit included with this submittal.**

#### Fire Sprinkled Structures:

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

**General Comments: Noted, Thank You.**

R-2 Apartments or Condominiums. A heated fire riser room with an exterior door will be required. A Knox box will be required on the right side of the entrance to the fire riser room. A fire control panel or unit that is tied into a master fire alarm panel will be required within the fire riser room. Remote Annunciators Alarm Panel for Multi-Family Complexes

**Response: Comment noted. Thank you.**

#### 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.

**Response: Comment noted. Thank you.**

– 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 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: Comment noted. Thank you.**



- 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. If you have any questions, please contact a Fire/Life Safety representative by calling 303-739-7420.

**Response: Comment noted. Thank you.**

**Handicap Accessibility Requirements:**

The City of Aurora reviews handicapped accessibility requirements based on 2015 IBC, Chapter 11, the 2009 ICC/ANSI A117.1 and the 2003 Colorado State House Bill 03-1221, Article 5, Standards for Accessible Housing.

**Response: Comment noted. Thank you.**

- Residential

**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 of fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

- Approved Knox Hardware is required for existing buildings at the main entry of the structure, at the exterior door of a fire riser/fire pump room and at the fire department connections (caps/plugs). Please label and show these Knox boxes on the site plan amendment submitting to the Planning Department.

**Response: Comment noted. Thank you.**

**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, Thank You.**

**Loading and Unloading Areas:**

The site plan must show the location of the loading and unloading areas. These areas must not encroach into the dedicated or designated fire lane easement.

**Response: Noted, Thank You. See site plan and fire access exhibit.**

**Phasing Plans:**

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

**Response: This project will not be phased.**

**Photometric Plan:**

- Add the following note to the Photometric Site Plan:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 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: Please refer to the photometric site plan sheet for note.**

- Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot- candle of

illumination along its entire length.

**Response:** Accessible route is indicated on the plans with a heavy dashed line, photometric statistics show a minimum of 1 foot candle along the accessible route.

**Site Plan, KH 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 Contains Fire Lane Easement
- (Site Plan Note) Access Control Gate or Barrier Systems
- (Site Plan Note) Accessibility Note for Multi-Family Projects Built under the 2015 IBC/IRC and HB-1221
- (Site Plan Note) Addressing
- (Site Plan Note) Aircraft Noise Reduction (LDN)
- This area 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 have been provided on applicable site plan sheets.

**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:** The data block includes all required information.

**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 KH plans.

- Abutting Fire Lane or Public Access Easement to Property  
**Response:** Noted, Thank You. See site plan and fire access exhibit.
- If an existing fire lane or public street has to be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.  
**Response:** Noted, Thank You.
- Access to within 150 feet of Each Structure  
**Response:** Noted, Thank You.
- 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 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.  
**Response:** Noted, Thank You.
- 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.  
**Response:** Noted, Thank You.
- Access Road Width with a Hydrant  
**Response:** Noted, Thank You.

- Aerial Fire Apparatus Access Roads  
**Response: Noted, Thank You.**
- Fire Apparatus Access Road Specifications  
**Response: Noted, Thank You.**
- If an existing fire lane or public roadway must be removed or relocated for any reason, the portion replaced must be in compliance with the current specifications of the Public Works Department.  
**Response: Noted, Thank You.**
- Combined Fire Lane, Public Access and Utility Easements  
**Response: Noted, Thank You.**
- Construction of Fire Lane Easements and Emergency Access Easement  
**Response: Noted, Thank You.**
- Dead-end Fire Apparatus Access Roadways  
**Response: Noted, no dead-ends are proposed on the site.**
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited  
**Response: Noted, Thank You.**
- Grade  
**Response: Noted, Thank You.**
- Labeling of Easements on the Site Plan, Plat and KH Plans  
**Response: Noted, Thank You.**
- License Agreement  
**Response: Noted, Thank You.**

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, Thank You.**

**Trash Enclosure:**

Per the 2015 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, Thank You.**

### **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.*

**Response: Noted, Thank You.**

### **Subdivision Plats:**

- The property has never been platted and shall be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications provided in our most current Subdivision Plat Checklist. Plat review may run concurrently with your other Planning Department submittals.

**Response: Noted, Thank You.**

- A **presubmittal meeting** with Real Property 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 1<sup>st</sup> 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, Thank You.**

### **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 Site Plan Checklist.

**Response: Noted, Thank You.**

### **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, Thank You.**

- **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 Dedication Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes **about 4-6 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, Thank You.**

- 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, Thank You.***

- 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, Thank You.***