

November 9, 2022

City of Aurora  
Laura Rickhoff – Project Manager  
15151 E. Alameda Parkway, Suite 5200  
Aurora, Colorado 80012

**Re: Parklands – Village Two (#1629394) / Pre-Application Meeting Response**

Dear Mr. Osoba:

Thank you for taking the time to review our pre-application submission for the Parklands – Village Two along with City staff and providing valuable feedback, which was received on June 16, 2022. Comment responses have been addressed on the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,  
Norris Design



Diana Rael  
Principal

## *Initial Submission Review*

### **KEY ISSUES**

- **Small Lot Percentage Adjustment:** The Parklands Village Master Plan is currently going to the Planning and Zoning Commission on June 22, 2022 along with an adjustment to increase the maximum percentage of small lots within each neighborhood identified in the Master Plan from 50% to 65%. If any of the neighborhoods identified on the Master Plan exceed 50%, the specific standards listed on pages seven and eight shall apply. Note that this adjustment request and associated standards have not been approved by the Planning and Zoning Commission at the time of these Pre-Application Notes and are subject to change.
- **Development Standards:** Please refer to Planning Department comments beginning on page eight for details on small lot standards, green court standards, and subdivision standards. Your plan as proposed will need to be refined to be in conformance with these criteria.
- **Site Access and Connectivity:** Section 146-4.5.3.B of the UDO requires that each subdivision shall organize all local streets so that each lot may be accessed by travelling over no more than two (2) local streets after departing from the grid of arterial or collector streets. Ensure that all street classifications are included on the Site Plan and are consistent with the Public Improvement Plan in the Parklands Village Master Plan. There is one north-south trail corridor shown on the Master Plan that connects Mississippi Avenue to the proposed school site that is not shown on the concept plan. This trail connection needs to appear on the Site Plan.
- **Master Plan and Site Plan Process:** The Parklands Master Plan and master engineering studies should be ready for approval, with no significant comments remaining, prior to submittal of subsequent site plans. Site plans will not be approved until the master plans are approved.
- **Oil and Gas Development:** Please find detailed information beginning on page 15 of these notes regarding existing oil and gas development within your site. The city advises the developer to consider the social implications of constructing highly dense residential neighborhoods within very close proximity to active well pad sites. Additional setbacks should be seriously considered. Furthermore, there is an existing access road for the active well pad site that was not shown in your pre-application concept plan. This road must be accounted for and may impact the lot layout as currently proposed.
- **Parks and Open Space Development:** There are neighborhood parks and a community park within Village 2. Please review comments from the PROS Department within these notes and work closely that department when designing these spaces to ensure conformance to the PROS manual. Furthermore, PROS will be reviewing for connectivity throughout the Village 2 site back to the Triple Creek Regional Trail.
- **Tree Mitigation:** There are many trees within the existing farm, as well as others that appear to be in the alignment of Harvest Road, that will be impacted by this development. Tree mitigation will be required for any trees that are removed for this project. You will be required to hire a Consulting Arborist to conduct the tree inventory and appraisal. A list of arborists who work with the city has been provided within the comments from the Forestry Division.
- **Meter Banking:** Banked meters are possible but must have compression fittings per Aurora Water's standard details. Easements will be required where private services cross other properties.
- **SENAC Interceptor:** A sanitary interceptor is being constructed on the southwest corner of this site. Show this on site plans and ensure that access is maintained to all manholes.
- **Coal Creek:** Portions of this property are adjacent to the Coal Creek 100-year floodplain and are therefore subject to the provisions of the Aurora Code of Ordinances, Chapter 70. Notable within this chapter are requirements that the lowest point on each lot must be at least 1 foot above the Base Flood Elevation (BFE) and that the lowest floor of each structure must be at least 2 feet above the BFE. Modifications to the floodplain will require both a floodplain permit from the city and a Conditional Letter of Map Revision (CLOMR) from FEMA.

- It is advised that coordination with MHFD is started as soon as possible due to the existing fluvial hazard zone. Channel improvements shall be provided in conformance with the master drainage report and the approved PIP.
- Site Access: Site access drives/streets shall be spaced 300' centerline to centerline along Harvest Road, Alameda Avenue, Powhaton Road and Mississippi Avenue (arterials), including from intersections and throat depth to intersections.
- Public Improvements: Public improvements shall be provided in conformance with the approved Public Improvement Plan. The PIP indicates that improvements are required for Powhaton Road, Mississippi Avenue, Harvest Road, Alameda Avenue, and Little River Street for these planning areas. The adjacent Waterstone development is dedicating the Right of Way for Harvest Road and coordination is required to determine which improvements will be provided by each development for the six-lane arterial section.
  - The bridge over Coal Creek is a regional improvement and will be required as traffic warrants. It is a shared obligation of the Waterstone development and the Parklands development.
- Whelen Siren System: As each Site Plan and Plat are submitted, a possible land dedication for placement of a Whelen Siren system will be assessed. See pages 32 and 33 for details.
- Motor Court Emergency Access: Where Motor Courts and Looped Lanes are utilized please provide a dedicated Fire Lane Easement within the required width of each drive aisle (23' for Motor Courts and 18' for Looped Lanes) per city code.

## STEP I – PLANNING PHASE

### *Standards and Issues*

#### 1. **Zoning and Placetype**

##### 1A. Zoning

The purpose of the R-2 district is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Development pursuant to a Small Residential Lot option is allowed in Subarea C. 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.

**Response: Comment noted, thank you.**

##### 1B. Overlay Districts

##### Avigation Easements

Because the property is within the Airport Influence District surrounding Buckley Air Force Base, an avigation easement with the city and the airport shall be conveyed by the person subdividing lands or initiating construction of any structure on already subdivided lands. Such avigation easement shall be an easement for right-of-way for unobstructed passage of aircraft above the property and shall waive any right of cause of action against the city of associated airport arising from noise, vibrations, fumes, dust, fuel particles, and other effects caused by aircraft and airport operations. The avigation easement shall be in a form approved by the city and shall be recorded in the office of Clerk and Recorder for the county where the property is located before permit or plat approval is granted. The avigation easement form can be found here. Please contact Karen Hancock at 303.739.7107 or [khancock@auroragov.org](mailto:khancock@auroragov.org) with any questions you may have.

**Response: Noted, thank you.**

##### 1C. Placetype

The Aurora Places Plan identifies this property within the Emerging Neighborhood Placetype. This Placetype is typically a newer largely residential neighborhood in previously undeveloped areas. This Placetype is more than just an isolated residential subdivision, but it is instead a complete neighborhood with mixed residential housing

types and pedestrian and bicycle infrastructure. This makes it walkable and well-connected throughout the neighborhood and to adjacent Placetypes, with highly accessible parks and open space integrated into the neighborhood.

**Response: Comment noted, thank you.**

#### 1D. Parklands Village Master Plan

The Parklands Village Master Plan is currently going to the Planning and Zoning Commission on June 22, 2022 along with an adjustment to increase the maximum percentage of small lots within each neighborhood identified in the Master Plan from 50% to 65%. If any of the neighborhoods identified on the Master Plan exceed 50%, the following standards shall apply:

1. Parks or programmed open space, minimum ½ acre in size, shall be located not more than ¼ mile walking distance from any homesite.
2. Maximum block length, as defined in the UDO, shall not exceed 1,000 feet without being bounded by a street on all sides. Any block greater than 700 feet in length shall include a pedestrian tract not less than 60 feet in width. Exceptions for regional improvements including but not limited to drainage, school sites, parks, and natural features will be considered at time of Site Plan.
3. Maximum block width shall not exceed 300 feet as bounded by two streets. Exceptions for regional improvements including but not limited to drainage, school sites, parks, and natural features will be considered at time of Site Plan.
4. Maximum continuous frontage of any housing type along an arterial shall be 1,000 feet. Housing type shall be defined per Table 4.2-8 except for green courts and motor courts. They shall be defined as different housing types for purposes of this adjustment.
5. Groupings of housing types shall be dispersed throughout the neighborhood. No more than 2 contiguous blocks or 80 lots, whichever is greater, of the same housing type may be grouped together. Contiguous is defined as side by side. The same housing type caddy corner is acceptable. Refer to diagram.
6. Each housing type shall comprise a minimum of 10% of the total number of homes in a neighborhood.
7. Trail connections into Coal Creek shall be provided every 700 feet. Clear pedestrian connections shall be provided throughout the neighborhood.

All small lot requirements are evaluated on a neighborhood-by-neighborhood basis, regardless of the percentage of small lots.

Note that this adjustment request and associated standards have not been approved by the Planning and Zoning Commission at the time of these Pre-Application Notes and are subject to change.

**Response: Comment noted, thank you. Master Plan approved on 6/22/22**

## 2. Land Use

### 2A. Proposed Land Use

The proposed land uses include single-family detached (standard and small), duplex, single-family attached, green courts, and motor courts. Include a lot typical for each of the proposed housing types to be shown on the Site Plan. These lot typicals must include typical setbacks and easements.

**Response: Comment noted, thank you. These will be shown in revised plans)**

## 3. Development Standards

### 3A. Small Lot Standards

Small Lot requirements are evaluated on a neighborhood basis. The neighborhoods are identified in the master plan and range in size from 80 to 200 acres. Based on the information provided, PA 2A, 2C, and 2D are exceeding 50% small lots and the standards listed in section 1D above will apply. Please review the standards above and ensure this application can comply with these standards. An adjustment request to modify or waive these standards will not be supported by staff.

**Response: Adjustment was approved as part of the Master Plan on 6/22/22.**

### 3B. Green Court Design Standards

There are several duplex and townhome housing types shown in green court configurations on this concept plan. Green court standards found in Section 146-4.2.3.C.1 will apply. Green courts must have a minimum width of 30-feet and both end units of each group of green court dwellings shall abut a public or private street or alley without intervening common open space between the side wall of the end unit and the right-of-way of the private or public street. The green courts as proposed do not comply with this requirement. The configuration of the green courts needs to be revised unless the following conditions are applicable:

(a) Perimeter Conditions. Along arterial streets, major utility corridors, major drainage facilities, or other similar facilities that preclude street connectivity; provided, that:

(i) The maximum continuous frontage of Green Courts Dwellings along an arterial or major drainage facility is limited to 700 feet; and

(ii) The continuous frontage of Green Courts Dwellings must be separated from other continuous frontages of Green Courts Dwellings by a pocket park tract of at least 60 feet in width, or by a street connection.

(iii) Not more than two continuous frontages meeting the standards in Subsections i and ii above are allowed on a single perimeter condition that limits street connectivity

**Response: The perimeter condition for the Green Court lots includes both being located along a major drainage easement and an arterial street as indicated in item 3B.a above.**

### 3C. Subdivision Standards

There are several blocks that appear to exceed the UDO maximum block length of 700-feet. Please verify the block length and ensure it is less than 700-feet measured at the curb line or include a pedestrian corridor as a tract that is at least 30-feet (60-feet if more than 50% small lots are proposed) and contains a 5-foot walking path.

**Response: The plan has been revised to meet the UDO Code criteria for Block Length.**

### 3D. Common Space and Amenities

Neighborhood parks and open space shall be consistent with the Parklands Village Master Plan and Form J in terms of location and size. Please refer to PROS comments within this letter for details.

**Response: The sizing of the proposed neighborhood park (3.6 acres) corresponds with Form J of the approved Master Plan.**

### 3E. Access and Connectivity

Section 146-4.5.3.B requires that each subdivision shall organize all local streets so that each lot may be accessed by travelling over no more than two (2) local streets after departing from the grid of arterial or collector streets. Ensure that all street classifications are included on the Site Plan and are consistent with the Public Improvement Plan in the Parklands Village Master Plan.

There is one north-south trail corridor shown on the Master Plan that connects Mississippi Avenue to the proposed school site that is not shown on the concept plan. This trail connection needs to appear on the Site Plan.

**Response: KH- No lot required more than two local streets after departing from an arterial or collector street. A north-south trail corridor added to the site plan along west side of S Little River St.**

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

Off-street parking is required by Section 146-4.6. Based on the information provided, 2 parking spaces are required per dwelling unit. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. In addition to vehicle parking, please consider providing bicycle parking spaces near parks, open space, or trails. Bicycle spaces, if provided, 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 has been provided per UDO Code criteria. / Bike racks have 2 points of contact.**

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

#### *General Landscape Plan Comments*

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

**Response: Landscape Plans conform with the Master Plan, UDO, and reflect the new, recently adopted curbside landscape standards.**

#### *Landscape Plan Preparation*

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

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

**Response: Noted.**

#### *Sight Triangles*

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

**Response: KH- Sight Distance triangles per the Roadway Design and Construction Specifications have been added to the Site Plan and incorporated into the Landscape design.**

#### *Parklands Village Master Plan with Adjustment (MP)*

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

- If the standards as outlined within the MP are more restrictive than the UDO, the more restrictive requirements shall be met.

**Response: Comment noted, thank you.**

#### *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 146-4.7. The applicant is responsible for reviewing this section and determining all applicable landscape conditions.

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

Street trees are required at a ratio of one street tree per 40 linear feet along all street frontages. Street trees shall be provided in the curbside landscape when a detached walk is provided or 4’-5’ from behind the back of



walk when an attached walk is provided. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2.

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: Noted. Curbside Landscape conforms with recently adopted turf exclusions.**

#### *Section 146-4.7.5 D. Street Frontage Landscape Buffers*

All proposed commercial and/or retail business abutting a street, shall be required to provide a 20' wide street frontage buffer as measured from the back of walk. A buffer reduction to 10' is possible in accordance with Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions. Landscaping shall be installed along the exterior sides of proposed fencing or walls.

When the rear yards of single-family residential lots abut an arterial or collector street, then a 20' wide street frontage buffer is required. Buffer reductions are not permitted. Refer to Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions. Plant material shall consist of one tree and ten shrubs per each forty linear feet of buffer length. 50% of the trees shall be evergreen species for single family residential homes. Shrubs and ornamental grasses may not be substituted for trees in the buffer unless the applicant demonstrates to staff that the site is encumbered. Encumbrances shall include overhead and underground utilities, floodplain, easements or similar. When overlapping landscape standards occur such as when building perimeter, detention/water quality and/or parking lot landscape requirements fall within the landscape buffer, they may be counted towards meeting the buffer requirements, however, the most restrictive requirements shall be met. Staff will determine whether an overlap exists once a site plan is submitted.

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

**Response: Noted.**

#### *Section 146-4.7.5 P. Residential Yard*

All new single family detached, attached and two-family residential homes shall provide for front and side yard landscaping for corner lot yards visible from public view to meet the water-wise or turf landscape options. Front yard landscape requirements can be found in Table 4.7-3 Residential Yard Landscape Requirements. The table provides a starting point for those lots that are 4,500sf or larger. Smaller lot sizes shall utilize the requirements of this table as much as possible but may need to modify the standards to reflect the lot sizes being proposed.

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

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

**Response: Noted.**

#### *Section 146-4.7.5.J.3. Multifamily and Single Family Attached (Townhome) Residential Structures*

All new townhome buildings shall provide for perimeter landscaping. 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 table demonstrating compliance has been provided below.

**Response: Noted.**

Building Perimeter Landscape Table								
Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided
1	Building 1 Elevation	207 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				8	8		
	80% Other Shrubs						42	42
2	Building 2 Elevation	238 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				9	9		
	80% Other Shrubs						48	48
3	Building 3 Elevation	208 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				

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

Any proposed clubhouses, retail or commercial buildings will require building perimeter landscaping in accordance with this section of the UDO. Building perimeter landscaping is required where 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 or tree equivalent per each 40 linear feet of elevation length. One tree equivalent is equal to one tree, or 10 five-gallon shrubs, or 30 one-gallon perennial plants or ornamental grasses. Any combination of plant material may be used that totals the required number of tree equivalents.

**Response: Noted.**

#### 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. City staff will determine whether the overlap exists once a formal site plan submittal is made.

**Response: Noted.**

#### Section 146-4.7.5 I. Private Common Open Space/Tract Landscaping

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

**Response: Noted.**

#### 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: Noted but not applicable.**

#### 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 146-4.7.3 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 Work's Departments.

**Response:**

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: The Detention ponds are designed to City of Aurora Drainage Criteria. NDLA-**

*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 that clearly delineates these areas should be provided. Contact Timothy York at 303.739.8819 or [tyork@auroragov.org](mailto:tyork@auroragov.org) regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

**Response: Noted.**

**3H. 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. Elevation plans shall be

included in the Site Plan for all townhome units. Typical elevations can be provided for each model and elevation proposed.

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

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

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

**Response: Building designs will adhere to the master plan design guidelines.**

If the application will include specific single-family detached home models, the models will need to follow the styles and level of quality and detail shown in the approved Master 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: The site plan will not include specific single-family detached home models, the future detached models will follow styles and level of quality shown in the approved Master Plans. Building Elevations will meet a minimum score of 17 points set forth in Section 146-4.8.3F**

### 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: Typical details of lighting will be shown on the Street Lighting Plan that will be submitted alongside the Civil Plans.**

### 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: Noted.**

## 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 requested with this filing. A previously approved adjustment has been included on the coversheet.***

## **5. Submittal Renders**

### **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, thank you.***

### **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, thank you.***

### **5C. Mineral Rights Notification**

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

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

### ***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: Comment 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: Comment noted, thank you.***

### ***Community Engagement Coordinator:***

Maria Saldana is the Community Engagement Coordinator for the project. She 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 Community Engagement Program can be found on the Housing and Community Services page of the city website.

**Response: Noted, thank you.**

## 6. Oil and Gas Development

There are no known plugged and abandoned (P&A) wells within your site. We do not anticipate any subsurface hazards during construction related to plugged oil and gas wells. Note that there may be existing underground pipelines in rights-of-way. Crestone Peak Resources Midstream has an existing natural gas and crude oil pipeline easement on the eastside of your proposed development area. The natural gas gathering system has been constructed in this easement. The crude oil gathering system will be constructed at some point in the future. The two pipeline gathering systems will be collocated within the same easement. The pipeline easement is currently shown on your Pre-Application Site Plan. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information.

In January 2021, the Colorado Oil & Gas Conservation Commission (COGCC) implemented new rules which include a two thousand-foot (2000') setback between oil and gas locations and certain surface features, including residences and schools. The setback is measured from the edge of the oil and gas location (also referred to as the "well pad," which represents the area of greatest extent of surface disturbance around a well.)

A portion of your site is within this 2000' setback from an existing and/or planned oil and gas facility. Portions of your proposed development would be within the setback distance from the Crestone Peak Resource's operated Eastern Hills North and Eastern Hills South well sites. Currently both well sites are constructed, with existing wells drilled on the Eastern Hills North location. The Eastern Hills South site will have wells drilled on it in the near future. Based on your Pre-Application Site Plan, it appears that your proposed school site would also be within the 2000' setback. Your Pre-Application Site Plan also shows two proposed Neighborhood Park Sites within the 2000' setback. Currently, there are no City regulations against constructing a school or Neighborhood Park within this setback. Please consider redesigning your Site Plan layout to shift the proposed school site and proposed park sites outside of the setback.

**Response: Per conversation with Jeff Moore, on 9/23, and as noted above that there is no City regulation against the 2000' setback. The placement of the schools have been well thought out with the input of Aurora Planning through the FDP Tab 8 Land Use Plan. This Village is compliance with said land use plan.**

Based on your Pre-Application Site Plan, you do not show the existing access roads that are used to gain access to the Eastern Hills North and Eastern Hills South well sites. It appears that the access roads for the well sites are very close to some of your proposed residential lots. For all future Site Plans submitted to the City, you must incorporate the existing access roads into your development plan. These access roads will be used by the Operator for the life of the well sites, which will be 20 or more years. For your reference, the site plans for the production phase layout of the Eastern Hills North and Eastern Hill South well sites have been included. Please reach out to the Oil and Gas Division if you would like a larger copy of the existing oil and gas facility site plans.

**Response: The existing access roads for the Eastern Hills North and Eastern Hills South well sites have been incorporated in the site plan. Village 2 will ensure access can be maintained to these sites.**

Some of your proposed residences are within 350' of an existing Oil and Gas Location, or closer. On your Site Plan, you are proposing a 150' setback between the oil and gas facilities and proposed residential lots. You are proposing dense residential areas surrounding the existing oil and gas facilities. For this reason, we would suggest a 500' setback between the proposed residential development and the existing facilities. Please consider redesigning your Site Plan layout to incorporate a 500' setback which will be in line with other developments in the vicinity and may be more in line with community expectations.

**Response: This filing is not adjacent to Oil and Gas Operations.**

Currently, there are no city regulations against constructing residences within the 2000' setback from an existing oil and gas facility, however, there is a pre-sale requirement to notify future owners of the fact.

The following notice language appears in UDO section 146-3.3.5.DD.2:

- “Notice to Purchasers”
  - A seller of real property upon which an oil or gas well or facility has been located shall provide written notice of the existence of such well to a purchaser of such real property prior to the closing of the sale. The seller shall cause the following notice to be recorded with the clerk and recorder of the appropriate county:
 

**Notice: The property known as [legal description and address] contains an oil and/or gas well.**

This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply upon any subsequent sale of the property.
  - Vendors of residentially zoned real property **within a state-determined setback** shall provide the following notice to prospective purchasers in 14-point bold type on a single sheet of paper that is signed by the prospective purchaser prior to entering into a contract for purchase:
 

**Notice of nearby oil and gas facility.**

**This property is located within a state-determined setback from an oil and gas facility.**

Vendors of residentially zoned real property within a state-determined setback from an oil and gas facility shall cause the following notice to be recorded with the clerk and recorder of the appropriate county:

**Notice**

**The property known as [legal description and address] is located within a state-determined setback from an oil and gas facility.**

This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply upon any subsequent sale of the property

It is at your discretion whether you choose to construct residences within the state setback or modify your development plans to accommodate such. City of Aurora regulations regarding setbacks from oil and gas facilities are subject to change in the future. Even though Colorado voters struck down a proposed 2,500' setback in 2018, future public perception may change once the new COGCC rules are implemented.

The Oil & Gas Division will work with you during your project development to help you understand the location of current and future oil and gas facilities that may affect your site.

Currently there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface operations. In the future, additional horizontal wells may be drilled underneath your site. The depths of those wells would be greater than 7,000 feet below the surface as well. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Oil & Gas Conservation Commission (COGCC) for more information.

Should you have any questions about oil and gas development, please reach out to **Jeffrey Moore**, Manager of

the Oil & Gas Division

**Response: Noted, thank you.**

## 7. Parks, Recreation & Open Space Department (PROS)

### 7A. *Project Characterization*

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

- Proposal includes an area within the Parklands Master Plan which is currently under review
- Project will include completion of several parks and open space

### 7B. *Land Dedication:*

Based on the Parklands Master Plan which is currently under review, all parks and open space dedication requirements will be met on site. Therefore, no cash in lieu of land dedication or park development fees will be required with this project.

**Response: Comment noted, thank you.**

### 7C. *Neighborhood Park:*

Please refer to the Parklands master plan for the triggers for completion of neighborhood parks within the Village 2 boundary. All neighborhood parks are to be privately owned and maintained and must comply with the neighborhood park requirements set forth within Section 6.10 of the PROS Dedication and Development Criteria Manual and the design intent set forth within the Master Plan. Please work with PROS to ensure that each neighborhood park provides different key elements to ensure that a variety of needs are being met within the site programming.

**Response: Comment noted, thank you.**

### 7D. *Oil and Gas Setback:*

Per City requirements in conformance with COGCC guidelines, all active outdoor recreation uses require a setback of 350' from any oil and gas well pad property lines. This would include setbacks to any neighborhood parks or trail corridors. It appears that this is being met within the design and should be noted within the site plan.

**Response: KH – Note add to sheet 3 – Note 22.**

### 7E. *Trail Connectivity:*

Trail connectivity throughout your project is required. PROS will be looking to ensure that there is connectivity from all residential uses to get back to the Triple Creek Regional trail corridor. This should include a mix of off-street and on-street connections as defined within the design criteria of Tab 9 within the Master Plan. Please note the following requirements:

- Per the Master Plan design criteria and PROS connectivity requirements, a mix of local and community trails should be used within the site. This should include a minimum 30' corridor with either an 8' trail when providing a through trail or direct connections to the regional trail or a 6' trail when connecting through small pockets between lots.
- PROS will be looking for at least one central east west and north south corridor.
- Enhanced pedestrian crossings are required. These include a grade separated crossing over Harvest for the Triple Creek Regional Trail as well as an enhanced at grade crossing where connections into the future Community Park will occur.

**Response: Enhanced pedestrian crossing will be provided in crossing Coal Creek in the future Village 2 Filing.**

### 7F. *Medians:*



Major arterial roadways are required to have landscaped medians. Typically, these medians are maintained by PROS and require compliance with PROS xeric standards outlined within the PROS Manual. Please note that if specific design is desired, PROS supports the medians being privately maintained through an IGA process. If these are to be PROS maintained, please note the following:

- Median design must be submitted with the corresponding roadway infrastructure site plan.
- Medians must meet xeric standards which includes no irrigation or trees, a majority of hardscape materials including river rock, cobble and crusher fines and a maximum amount of vegetation coverage.
- All medians are required to have a 3-year maintenance and warrant period prior to final acceptance by PROS.
- Plant material should refer to the Aurora Water Z-Zone list.

**Response: Noted.**

#### *7G. Community Park:*

The community park site is included within the overall Village 2 area. Further discussion should occur with PROS to finalize the timing of dedication of this site and construction.

**Response: Comment noted, thank you.**

#### **Forestry Division:**

There are many trees within the existing farm, as well as others that appear to be in the alignment of Harvest Road, that will be impacted by this development. Tree mitigation will be required for any trees that are removed for this project. You will be required to hire a Consulting Arborist to conduct the tree inventory and appraisal. A list has been provided below.

Civil and SWMP plans will not be approved by Aurora Forestry until tree mitigation has been approved through the Site Plan Process.

**Response: Comment noted, thank you.**

#### *7H. Tree Mitigation Requirements:*

Trees on site that are 4" or greater in caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to the regular landscape requirements. For example, if a 10" tree is removed, 10 caliper inches must be replaced back onto the site. The use of tree equivalents is not acceptable for tree mitigation.

**Response: Noted. No trees exist on site.**

#### *7I. Forestry's Role in Site Plan Review:*

When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Since you will be hiring a Consulting Arborist, please provide the inventory and appraisal with the first submittal. Below is the list of Consulting Arborists for your review. Forestry would require a meeting with the arborist selected to make sure that we agree on the appraisal.

Name	Company	Address	Phone
David Merriman	Arbor Scape	5044 S Youngfield Court, Morrison, CO 80465	303.795.2381

Keith Worley	Forestreet Development, LLC	7377 Osage Rd, Larkspur, CO 80118	303.681.2492
Robert Brudenell	The Natural Way, Inc.	1952 W. Dartmouth Ave, Englewood, CO 80110	303.347.0988
Scott Grimes	Colorado Tree Consultants	<a href="mailto:coloradotreeconsultants@yahoo.com">coloradotreeconsultants@yahoo.com</a>	303.720.8170
Stefan Ringgenberg	Boulder Tree and Landscape Consulting	7289 Petursdale Court, Boulder, CO 80301	303.530.0640
Steve Geist	SavATree	8585 E Warren Ave, Denver, CO 80231	303.306.3144

Once the tree assessment is complete, a spreadsheet will be provided by the Consulting Arborist showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site – make sure the Consulting Arborist contacts Forestry to make sure they provide the correct number of inches. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan. If there is not room to replace the number of inches that will be lost, payment can be made into the Community Tree Planting Fund based on the dollar value associated with tree loss.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:  
<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>.

**Response: Noted. No trees exist on site.**

#### ***Ash Trees Prohibited:***

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 new requirement.

**Response: Noted.**

#### **Aurora Public Schools**

The residential land use depicted in the Parklands Village Two pre-application reflects the land use in the most recent submittal for the Parkland Village Master plan. The school district is satisfied with the location, size and configuration of the proposed school site in Village two.

APS agreed to apply the school dedication requirement for the purposes of calculating cash-in-lieu of land as site plans are approved. The district will request cash-in-lieu if and when the balance of the obligation from approved site plans exceeds the 106 acres in land to be dedicated for schools. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for any cash-in-lieu will be based on fair market value of zoned land with infrastructure in place. Cash-in-lieu will be due prior to plat approval.

**Response: Noted, thank you.**

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**  
6/14/2022

**The Parklands Village 2 - Pre-application**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	1,313	0.7	919
MF-LOW	277	0.3	83
MF-HIGH	564	0.145	82
<b>TOTAL</b>	<b>2,154</b>		<b>1,084</b>

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	446	0.16	210	657	0.2	263	919
MF-LOW	0.17	47	0.08	22	69	0.05	14	83
MF-HIGH	0.075	42	0.04	23	65	0.03	17	82
<b>TOTAL</b>		<b>536</b>		<b>255</b>	<b>791</b>		<b>293</b>	<b>1,084</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	536	0.0175	9.3767
MIDDLE	255	0.025	6.3700
HIGH	293	0.032	9.3878
<b>TOTAL</b>	<b>1,084</b>		<b>25.1345</b>

## 8. 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

- Site Plans cannot be approved until the master documents are approved.
- Water meters are to be 5 feet from side property lines with easements as dictated in Section 5.04.
- Banked meters are possible but must have compression fittings per our standard details. Easements will be required where private services cross other properties.
- A looped water supply is required for all phases of development.
- 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.
- Coordination with Mile High Flood District is required for work within Coal Creek.
- A sanitary interceptor is being constructed on the southwest corner of the site. Show this on site plans and ensure that access is maintained to all manholes.
- A domestic allocation agreement will be required for connections 2" and larger.

#### 8A. Utility Services Available:

- Water service may be provided from: Alameda Parkway and future main extensions per MUS.
- Sanitary sewer service may be provided from: SENAC interceptor and extensions per MUS.
- Project located on following map page: 09X

**Response: Water and Sewer layouts and connections match what was set forth in the MUS.**

#### 8B. 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 development
- All utility connections in the arterial roadway are required to be bores

**Response:** *KH – All existing and proposed utilities shown.*

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).

#### 8C. *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](#).
- 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, all fees will be paid at their designated times.*

### 9. **Public Works Department**

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

#### **KEY ISSUES**

- For each phase of development, a separate Detailed Traffic Impact Study (TIS) in conformance with the Parklands Development Master Traffic Study (MTS), currently under review, will be required. See below for additional information.
  - If an interim phase roadway/access network is proposed, a traffic analysis for this condition would be required.
  - The Phase TISs shall be submitted after the MTS is approved.
- Site access drives/streets shall be spaced 300' CL-CL along Harvest Road, Alameda Avenue, Powhaton Road and Mississippi Avenue (arterials), including from intersections and throat depth to intersections.
- The site accesses shall be coordinated and/or aligned with adjacent development accesses.
- Traffic signal escrow for multiple intersections will be required pending review of the TIS.
  - North-South and East-West collectors and adjacent to the school site are particular areas that need to be addressed.
- Traffic calming elements will be an area of focus of review for this site. See TIS requirements below.
- Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways (i.e. Harvest Road, Alameda Avenue, Powhaton Road and Mississippi Avenue).
  - Conduit
    - Conduit material shall be Schedule 80 HDPE (or similar)
    - A #14 AEG stranded copper conductor shall be installed for city underground locating purposes.
    - A nylon pull-tape with a minimum 1,250lb tensile strength shall be installed in all new conduit.
  - Pull Box

- Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
- City conduit shall be installed into City Pull Boxes

9A. Show all adjacent and opposing access points on the Site Plan.

**Response: All access points shown on the Site Plan**

9B. Label the access movements on the Site Plan:

**Response: All access movements shown on the Site Plan**

9C. 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: KH- All sight distance triangles included on site plan per Detail TE-13.**

9D. **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.**

9E. 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.

**Response: All stop sign shown on public streets.**

9F. **Add the following note to the Site Plan:** 'The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.'

**Response: Comment noted, thank you. Revised plans will include note.**

9G. Homes and drives are allowed to front on collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the *Roadway Design & Construction Specifications*, October 2016 edition.

**Response: No houses are planned to front collectors as shown on the site plan.**

9H. Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the *Roadway Design & Construction Specifications*, October 2016 edition.

**Response: No houses are planned to front arterial streets as shown on the site plan.**

9I. ROW/Plat:

Designate a Public Access Easement along private drives/streets

**Response: Public Access Easement dedicated along private drives.**

9J. A traffic signal easement shall be required at multiple intersections to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.

**Response: Utility Easements provided at intersection of Alameda & Harvest and Harvest & Road 4 per the Master Traffic study for traffic signal equipment.**

**9K. Traffic Signal Escrow:**

Multiple intersections are potential candidates for a future traffic signal if and when signal warrants are met. As an adjacent landowner/developer, you must participate in the cost of the traffic signal installation.

**Response: Noted**

- 9L. Add the following note to the Site Plan:** '(Applicant/owner name, address, phone) shall be responsible for payment of 25%/50%/100% of the traffic signalization costs for the intersection of \_\_\_ and \_\_\_, 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: Comment noted, thank you. Revised plans will include note.**

**9M. Traffic Impact Study:**

A Traffic Impact Study will be required for phase of the site which will include addressing the following specific items:

- Existing, buildout, and 2040 average daily traffic counts.
- Trip generation from the site
- Site Circulation Plan and interior intersection control
- Include detailed analysis, including vehicle queuing evaluation of:
  - All site access points
  - Internal site collector/collector or higher classified intersections
  - Intersections to be coordinated with the COA staff and could include
    - Intersection of Harvest Road at Alameda Ave
    - Intersection of Powhaton Road at Alameda Ave
    - Intersection of Harvest Road at Mississippi Ave
    - Intersection of Powhaton Road at Mississippi Ave
- Interior roadway ADT and classification
- Signal Warrant Analyses of multiple intersections– Warrant 1,2,3 all to be included (collect 72 hr. tube counts for analysis).
- If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.
- Analysis of pedestrian connectivity
- 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: The traffic impact study has been prepared aligning with pre-application notes and City standards. The intersection scope was coordinated with the City of Aurora and only a phase 1 and buildout analysis was evaluated because the master traffic impact study included a thorough 2040 analysis for the entire study area.***

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

*Submitting the Traffic Study:*

- 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 review of the Traffic Impact Study, additional improvements may be required.

#### 10. **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 provided in conformance with the approved Public Improvement Plan. The PIP indicates that improvements are required for Powhatan Road, Mississippi Avenue, Harvest Road, Alameda, and Little River Street for these planning areas. The adjacent Waterstone development is dedicating the Right of Way for Harvest Road and coordination is required to determine which improvements will be provided by each development for the six-lane arterial section.
- The bridge over Coal Creek is a regional improvement and will be required as traffic warrants. It is a shared obligation of the Waterstone development and the Parkland development.
- License agreements will be required for roadway access across the existing PSCO easement on site.
- The master drainage documents shall be ready for approval with no outstanding comments before subsequent site plan submittals will be accepted.
- A preliminary drainage report shall be submitted with each site plan. Detention and water quality/EURV shall be provided in conformance with the approved master drainage report. No paving will be permitted until the required detention and water quality/EURV ponds are in place and no Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) will be issued until the pond is accepted.
- 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 due to the existing fluvial hazard zone. Channel improvements shall be provided in conformance with the master drainage report and the approved PIP.
- Portions of this property are adjacent to the Coal Creek 100-year floodplain and are therefore subject to the provisions of the Aurora Code of Ordinances, Chapter 70. Notable within this chapter are requirements that the lowest point on each lot must be at least 1 foot above the Base Flood Elevation (BFE) and that the lowest floor of each structure must be at least 2 feet above the BFE. Modifications to the floodplain will require both a floodplain permit from the city and a Conditional Letter of Map Revision (CLOMR) from FEMA.
- Previously approved plans and reports can be found on the city's website. Instructions can be found here: [Getting to Engineering Documents Online](#). Older documents can be provided upon request.

##### 10A. *Improvements:*

Sections and details referenced in the Improvements section refer to the city's [Roadway Design and Construction Specifications \(Roadway Manual\)](#).

10B. Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1

**Response: Standard roadway sections utilized for Site Plan design as shown on Sheet 3.**

10C. Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6" vertical curb and gutter.

**Response: Mountable curbs show on all Type 1 & 2 Local streets, otherwise 6" vertical curb and gutters are utilized as shown on Sheet 2 of Site Plan submittal.**

10D. 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 All curb ramps shown on site plan sheets.**

10E. 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 flared curb cuts not utilized on this site plan.**

10F. 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 Pedestrian Bicycle Railings are required in the Filing 1 Site Plan as there are no vertical separations greater than 30 inches or slopes greater than 3:1.**

10G. 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. Structural calculations are required with the first civil plan submittal for all cast in place walls and walls greater than four feet in height. Please refer to Section 4.02 of the Roadway Manual for additional retaining wall requirements.

**Response: Noted flared curb cuts not utilized on this site plan.**

10H. 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: No private access drives proposed in Filing 1, all accesses are residential.**

10I. Homes and drives are allowed to front collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the Roadway Design & Construction Specifications, October 2016 edition.

**Response: No houses are planned to front collector streets as shown in the Site Plan**

10J. Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the Roadway Design & Construction Specifications, October 2016 edition.

**Response: No houses are planned to front arterial streets as shown in the Site Plan**

10K. Streetlights are required along adjacent roadways. Please refer to the Draft Lighting Standards for streetlight spacing, location, wattage, etc., information. Streetlights along public right-of-way shall become city-

owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. 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: Streetlights shown in photometric plans. The photometric plan is compliant with the Draft Lighting Standards for streetlight spacing, location and wattage. The street lighting plan shall be included with the future Civil Plan submittal***

10L. ROW/Easements/Plat:

Row dedication is required for public streets.

The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20-foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersection of local roadways.

Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.

- Sidewalk easements may be required for new sidewalk installed
- A drainage easement shall be required for any detention/water quality facilities on-site. This drainage easement shall tie to a public way
- 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. Thank you.***

10M. Drainage:

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

10N. 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.

***Response: A preliminary Drainage report will be provided with each site plan submittal.***

10O. 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: Coordination on the master drainage plan has been initiated.***

10P. 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. SDI Design and notification will be prepared at the time of Civil Plans and Final Drainage Report.**

10Q. 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: Full spectrum detention is provided in this site plan and calculated in the Preliminary Drainage Report.**

10R. 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: KH – No underground detention is proposed on this site.**

10S. Release rate for the detention pond shall be based upon the “Storm Drainage Design and Technical Criteria” Manual, latest revision.

**Response: Detention Pond release rate per the “Storm Drainage Design and Technical Criteria”**

10T. Cross pans are not allowed across collector or arterial roadways, nor are they allowed on roadways with storm sewer systems.

**Response: Per Site Plan, no cross pans are proposed across collectors or arterial roadways nor where storm sewer pipe are proposed.**

10U. 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: No concentrated points of discharge will flow over sidewalks.**

10V. For alley loaded product areas with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk. One of the following treatments shall be utilized unless otherwise approved by the City Engineer: 1. The 2-year storm event shall be collected prior to the sidewalk crossing. 2. The alley v-pan shall be warped to curb returns which shall include curb ramps with truncated domes. 3. The v-pan of the alley shall be perpetuated to the connecting street with the sidewalk approaching the alley terminated with truncated domes just prior to the alley. Any warping of the v-pan shall occur downstream of a line parallel to the adjacent sidewalk.

**Response: Local inlets collect private alley flows prior to draining across sidewalks.**

10W. A public storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it.

**Response: Existing Storm sewer inverts and locations captured and verified by the Surveyor in a field survey.**

10X. Extend storm sewer through site, including inlets, pipes, manholes, etc., as needed.

**Response: Storm sewer layout extended through site as shown on the grading & utility sheets of the site plan submittal.**

## **11. 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.*

**11A. Address Directory Signs for Single-Family Dwellings Facing Green Belts instead of Public Right-of-Way:**

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

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

**Response: KH – Access to 150' of all exterior portions of the first floor of each structure is provided to units facing green belts via public access and fire lane easements.**

**11B. 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, thank you.**

**11C. 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](#).

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

**Response: The site plan complies to the required setbacks in the 2021 International building and fire code. Building setbacks follow Aurora code and are shown on sheet 4 of the Village 2 Filing 1 site plan.**

**11D. 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: KH- Noted, the following will be reflected on future Civil Plan package**

**11E. Emergency Responder Radio Coverage: (Commercial Structures such as Clubhouse/Recreational Facilities)**

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.
- Structures 5000 square feet or less and no more than one story in height, are not required to perform a radio assessment.

**Response: Noted - No commercial structures proposed in Filing 1.**

**11F. Fire Department Access:**

Based on 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 2015/2021 IFC 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.

**Response: Private Alleys all are 26' fire lanes with 26' wide fire lane. Builder of townhomes and duplexes not known at this time – so conservatively when with 26' fire lanes in case of prod**

**11G. 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.

- In single-family detached residential sites, the IFC reflects an exception in Section 507.5.1 that allows IRC R-3 dwellings to utilize a 600' on center spacing of fire hydrants

**Response: Fire hydrants spaced on site plan utilizing the 2015/2021 IFC Appendix B & C.**

**11H. Fire Sprinklered Structures:**

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

11I. General Comments: Our jurisdiction has amended the IFC through a city ordinance that removes the requirement for fire sprinkling R-3 Single-Family residences. During the pre-application meeting it was stated that these units would be IRC R-3 Occupancy. If this is changed to IBC R-2 occupancy, then a fire sprinkler system will be required for these units.

**Response: ARCH**

**11J. 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).
- 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: No gated entry is proposed on this site.**

#### 11K. Accessibility Requirements:

The City of Aurora reviews accessibility requirements based on 2015/2021 IBC, Chapter 11, the 2009/2017 ICC/ANSI A117.1 and the 2003 Colorado State [House Bill 03-1221](#), Article 5, Standards for Accessible Housing.

- Residential
- Please show the location of all mail kiosks proposed within this site. Public Works will require a curb ramp to access the mail kiosks from the adjacent urban streets. A detail will be needed of the mail kiosk layout that includes the mailboxes, sidewalk, street and curb that reflect the way these elements will meet the accessibility requirements of the ADA, USPS, ICC A117.1, 2009/2017 edition.

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

- Commercial

**Response: All mail Kiosks are shown on the site plan.**

#### 11L. Knox Hardware: (Commercial Structures such as Clubhouse/Recreational Facilities)

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.

**Response: Only residential units proposed in Filing 1, no location of loading/ unloading areas.**

#### 11M. 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.**

#### 11N. 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: Only residential units proposed in Filing 1, no location of loading/ unloading areas.**

#### 11O. Phasing Plans:

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

**Response: No phasing proposed in Filing 1**

11P. *Photometric Plans (Commercial Structures such as Clubhouse/Recreational Facilities)*

Comments

- Add following note: '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".'
- Add the "accessible route" (heave dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along entire length.

**Response: Noted. There are no commercial structures such as clubhouse or recreational facilities proposed on this site, so this note does not apply.**

11Q. *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.

[\(Framework and General Development Plan Note\) 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:
  - Provide a 12' wide concrete access drive
  - Design as a 6" reinforced concrete drive surface
  - Show it as coming alongside the tower for parking and maintenance.
  - 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 does not contain a Dedicated Fire Lane Easement](#)
- [\(Plat Note\) If Plat Contains Fire Lane Easement](#)
- [\(Site Plan Note\) Access Control Gate or Barrier Systems](#)
- [\(Site Plan Note\) Accessibility Note for Commercial Projects](#)
- [\(Site Plan Note\) Accessibility Note for Multi-Family Projects Built under the 2015 IBC/IRC and HB-1221 \(2015/2021\)](#)
- [\(Site Plan Note\) Addressing](#)
- [\(Site Plan Note\) Aircraft Noise Reduction \(LDN\)](#)
  - This area is within 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](#) (Commercial Structures such as Clubhouse/Recreational Facilities)
- [\(Site Plan Note\) Fire Lane Easements](#)
- [\(Site Plan Note\) Fire Lane Signs](#)

**Response: Notes have been added to sheets, thank you.**

11R. *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: Comment noted, thank you.**

#### 11S. 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.

- [Abutting Fire Lane or Public Access Easement to Property](#)
  - 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.
- 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.
- 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 easements
- Cul-de-sacs
- 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.
- Motor-Courts: Where Motor Courts and Looped Lanes are utilized please provide a dedicated Fire Lane Easement within the required width of each drive aisle (23’ for Motor Courts and 18’ for Looped Lanes) as depicted in [the Unified Development Ordinance, Section 146-4.2.E](#)
- No parking is allowed within a fire lane easement
- Private streets constructed to public street standards
- Pocket utility easements for fire hydrants
- Public street systems adjacent to site
- Remoteness
- Speed bumps
- Snow removal storage areas
- Two points of emergency access
- Width and turning radius

**Response: All applicable special design considerations added to site plan.**

#### 11T. 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: No dumpster containers proposed.**

## 12. 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.*

### 12A. 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.

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.**

### 12B. 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: Comment 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: Comment 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 [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.

If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the [Easement Release Packet](#). Once complete and accurate easement release 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.

No portion of any roofed structure or footings 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.

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: Comments noted, thank you.***