

August 26, 2022

City of Aurora  
Ms. Laura Rickhoff  
15151 E. Alameda Pkwy  
Aurora, CO 80012

**Re: The Aurora Highlands PA-70 (#1538699)/ Pre-Application meeting held May 13, 2021**

Dear Ms. Rickhoff:

Thank you for taking the time to review Filing 24 for The Aurora Highlands Pre-Application Meeting held on May 13, 2021. We received comments and valuable feedback on May 27, 2021. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, [spollmiller@norris-design.com](mailto:spollmiller@norris-design.com).

We look forward to making this project a success with the City of Aurora.

Sincerely,  
Norris Design



Samantha Pollmiller  
Principal

**Standards and Issues:**

**1. Zoning and Placetype**

*1A. Zoning*

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

***Response: This proposal is for single family residential situated in three different types of lots, 50' front load traditional single family lots, 55' wide motorcourt single family homes, and 60' wide front load traditional single family lots.***

*1B. Placetype*

The site is identified as Emerging Neighborhood by the Aurora Places Comprehensive Plan. An Emerging Neighborhood placetype is a newer, largely residential community in previously undeveloped areas. This placetype is intended to provide complete neighborhoods with mixed residential housing types, pedestrian and bicycle infrastructure, making it walkable and well-connected throughout the community and to adjacent placetypes, with highly accessible parks and open space integrated into the neighborhood.

***Response: The intent of the design is to facilitate the development of a neighborhood consistent with Emerging Neighborhood placetype as identified by the Aurora Places Comprehensive Plan.***

*1C. Master Plan*

The proposed development is located within Village 9 and covers a portion of Planning Area 70 of The Aurora Highlands Master Plan. Residential density and lot size shall be as identified in the Master Plan Land Use Plan and Urban Design Standards, as well as the Unified Development Ordinance (UDO).

***Response: Noted, the proposed development complies with The Aurora Highlands Master Plan.***

*1D. Site Plan*

The proposed development is subject to approval of a Site Plan. Development of property located in Subarea C can be approved administratively by the Planning Director subject to the approval criteria in UDO Section 146-5.4.2.A.3.b. If any Major Adjustments (Section 146- 5.4.4.D) are requested as part of the application, a public hearing before the Planning and Zoning Commission will be required. Please use the "Site Plan Manual" for contents of the plan submittal.

***Response: Noted, the Site Plan Manual was used for the contents of the plan submittal.***

**2. Land Use**

*2A. Density of Use and Residential Dimensional Standards*

Residential districts in Subarea C shall conform with the special dimensional standards outlined in Section 146-4.2.3 and Table 4.2-5. Standard front-loaded single-family residential lots shall be a minimum of 4,500 square feet with a minimum 50' lot frontage. A small lot is a lot that is less than either 50 feet in width or 4,500 square feet in area.

To meet the intent of the small lot allowances, the requirements of the code section must be met in

each logical development area. Typically, a development area is bounded by arterial and collector streets or drainage corridors and ranges in size from 100 to 200 acres. In this case, the logical development area for the purpose of “small lot” evaluation aligns with Village 9 in the Master Plan, which is bounded by The Aurora Highlands Parkway to the north and east, by a collector street to the south and by “H” Street to the west. The proposed development consists of 293 lots; therefore, please be advised of the standards below. The proposed site plan appears to meet the standards.

A Master Plan containing 100 residential lots or more may include up to 50 percent Small Residential Lots subject to all of the following standards (Section 146-4.2.3.d.):

- i. No more than 35 percent of the total number of lots in the Master Plan may be front-loaded Small Residential Lots.
- ii. No more than 60 percent of the total number of lots in the Master Plan may be a single type as described in Section 146-4.2.3.A.8.
- iii. A minimum of 40 percent of the total number of lots in the Master Plan must meet or exceed the standards for minimum lot width and minimum lot area for “single family detached dwelling, standard” shown in Table 4.2-2.
- iv. If a Master Plan includes 200 lots or more, a minimum 10 percent of the total number of lots must be lots with at least 60 feet of lot frontage and 6,000 square feet of lot area.

***Response: Product diversity is tracked across all filings as they are developed in order to ensure compliance with the diversity requirements outlined in Code. This information can be found on sheet 3 of the site plan.***

#### *2B. Building Setbacks and Orientation*

The setbacks for front-loaded single-family standard lots are as follows: Front: House 15 feet, Garage 20'; Side: 5'; and, Rear: 10 feet. Small, front loaded lots require: Front: House 10 feet, Garage 15'; Side: 5'; and, Rear: 10 feet. Provide typical lot diagrams to illustrate the setbacks for each lot type.

Dwellings in a motor court shall comply with the standards in Section 146-4.2.3. E. The minimum lot size of each lot is 2,500 square feet with a minimum lot width of 50 feet, as measured at the centerline of the private, shared drive lane. Dwelling units that abut a public or private street shall have front doors facing that street, and any fence between the dwelling and the street shall comply with the requirements of Section 146-4.7.9.L (Fences and Walls in Residential Developments). See Figure 4.2-3 for the required setbacks and dimensions. Provide typical lot diagrams to illustrate the setbacks, utilities, access easements and fire access for each motor court configuration.

***Response: Noted, setbacks are proposed to be comply with the standards listed here.***

#### *2C. Subdivision Standards, Lot Design and Layout*

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

A trail located within a 70-foot corridor/easement abuts the southern boundary of the proposed development. The proposed trail is considered a land-use, therefore the lots in the southeast cul-de-sac will not be considered adjacent to the southern collector street.

***Response: Noted.***

## 2D. Lot Access

All lots shall have direct or indirect access to a dedicated public or private street. Indirect access through an easement may be approved by the city for alternative lot layouts defined in the UDO, based on considerations of pedestrian, bicycle, motor vehicle, and emergency vehicle access and safety, and through connectivity. Alternate loaded products should abut a public or private street without intervening common open space between the unit and the right-of-way.

**Response: All lots front onto a dedicated street or shared access drive.**

## 2E. Access and Connectivity

All proposed streets, whether public or private, need to be labeled according to the city's street standards ordinance, Chapter 126-1 and 126-36. City design standards for local streets call for 5.5' detached sidewalks and 8' curbside landscape.

Access and connectivity standards can be found in Section 146-4.5. All local streets shall be organized so that each lot may be accessed by traveling over no more than two (2) local streets after departing from the grid of arterial or collector streets (Section 146-4.5.3.B.1). Please review the streets servicing the motor court lots to ensure they meet the connectivity requirements.

In Subarea C, the maximum block length and width shall be 700 feet. The perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800 feet (Section 146-4.3.9.B). Each block shall be bordered by public or private streets meeting

the requirements of Section 146-4.5 and with all applicable Aurora Roadway Design and Construction Specifications, or by private common space or dedicated park land or open space at least 30' in width. The expectation is the intervening common space will connect one street to another and include a sidewalk connection.

Please include pedestrian connections from neighborhood streets to The Aurora Highlands Parkway. A pedestrian connection should be within a minimum 30-foot-wide open space.

**Response: In instances of longer blocks 30' pedestrian access corridors are provided.**

## 2F. Private Open Space

Each Small Residential Lot, including motor courts, shall incorporate a private, usable outdoor space or spaces with direct access to the dwelling unit on the lot (Section 146-4.2.3.A.5.a). The required private, usable outdoor space shall contain at least 180 square feet of area and have minimum length and width dimensions of 10 feet.

**Response: All small lots proposed shall meet the intent for private open space as defined in Code.**

## 2G. On-Site Amenities and Use of Open Space

Provide pedestrian and bicycle access throughout the neighborhood. Show connections to the existing and proposed open space and trail networks within and beyond the site boundary that provide connectivity for all residents.

**Response: Pedestrian and bicycle connections are provided throughout the neighborhood giving access for residents to internal amenities as well as providing connections to the larger trails and amenities throughout the community.**

## 2H. Phasing

Define the phasing of improvements and utilities consistent with the phasing identified in the PIP and/or other site plans. Include a timeline for each phase and the parties responsible for installation

and maintenance and describe how each phase will independently support future site plans. Also identify any associated off-site improvements that may be required.

**Response: All infrastructure for TAH Filing 23 will be constructed in a single phase.**

2I. *Dedicated Right-of-Way and Easements.*

Please identify all existing rights-of-way and easements adjacent to and/or within the proposed development and include the recordation information. The approval and construction of the improvements associated with "H" Street will be required for access to this development.

**Response: Easements and ROW has been displayed on the Site Plan.**

2J. *Landscape, Water Conservation, Stormwater Management*

Landscape standards are established in Tabs 12 and 14 of The Aurora Highlands Master Plan. If a standard is not addressed in the Master Plan, Article 4.7 of the UDO shall be referenced. The general landscape comments on your proposal are listed below and reference the requirements of Master Plan Tab 14:

- A. General Landscape Plan Comments. Prepare the landscape plans in accordance with the requirements found in the approved The Aurora Highlands Master Plan, the UDO, and the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy of these documents as well as these project specific comments.

Provide the necessary landscape tables in order to demonstrate compliance with code requirements. Tables shall be provided for each of the required landscape treatments i.e. street frontage and buffer tables etc.

- Landscape Plan Preparation: Please label all landscape sheets "Not For Construction." Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the City to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans must be 18" x 24 and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. This may result in additional submittals and ultimately delays in approval of the plan set.

**Response: Plans have been prepared accordingly.**

- B. Master Plan - Tab 14 Landscape Requirements. The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within the Master Plan. If a standard is not addressed in the Master Plan, Article 4.7 of the UDO shall be referenced. The applicant is responsible for reviewing the Master Plan and UDO and determining all applicable landscape requirements.

- Street Frontage Landscaping. Provide one shade/street tree per 40 linear feet of street frontage along all arterial, collector and interior local public streets. When a detached walk and tree lawn are provided according to Public Works street cross section requirements, street trees shall be provided within the designated tree lawn. Avoid the use of blue grass sod and install a more xeric sod mixture for the tree lawn. In lieu of sod, consider the installation of shrubs, perennials and ornamental grasses.

**Response: 1 shade tree per 40 LF provided.**

- Front, Side and Rear Yard Landscaping. All single-family residences shall provide front, side and rear yard landscaping. Requirements for residential lot landscapes may be found in Master Plan Tab 14, Section 146-1450 and Tables 14.3 A & B. Front and side yard (corner lots) landscapes and the tree lawns adjacent to each lot must be completed prior to 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 - April 1<sup>st</sup> through October 31<sup>st</sup>.

***Response: Landscape provided in Lot Typical.***

- Special Landscape Requirements at 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.
- Private Common Open Space/Tract Landscaping. Common open space and detention areas shall provide landscape consisting of 1 tree and 10 shrubs per 4,000 square feet in accordance with Section 4.7.5.I.

***Response: Open space requirements noted.***

- Retaining Walls. Design standards for retaining walls are outlined in Tab 14 and UDO Section 146-4.7.9.T. Retaining walls in residential development shall be a maximum 48 inches tall adjacent to rear lot lines and common open space, and 30 inches tall adjacent to side lot lines. Terraced retaining walls are not permitted within the side yards of single-family detached homes. Walls shall be terraced until the required amount of slope has been taken up. Slopes between walls shall not exceed one foot of rise for each four feet of run (4 to 1). The area between each wall shall be landscaped with one or more of the following: shrubs or groundcover in accordance with Section 146-4.7.3.B.5 (Living Material Requirements). Each wall shall be separated by not less than 36 inches.

***Response: Noted***

- Detention, Retention and Water Quality Ponds. The city encourages all applicants to utilize LID (Low Impact Development) principles as permanent best management practices (BMP's) whenever possible in order to avoid the installation of large unsightly detention ponds. Applicants may propose their own BMP's or refer to Urban Drainage and Flood Control District's Storm Drainage Criteria Manual where multiple examples of BMP's are described, such as grass buffers, grass swales, permeable pavements etc.

Should the applicant choose to utilize a traditional detention pond, pond depths shall not exceed 6' in depth. The area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs or the approved tree and shrub equivalents per 4,000 sf.

***Response: No water quality included with this site plan.***

- Irrigation. All developments shall install an automatic irrigation system for landscape areas. To assess irrigation, tap fees, Aurora Water requires that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 739-8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

***Response: Noted.***

## 2K. Fencing

Fencing standards are outlined in the Urban Design standards, as well as, Tab 14, Section 146- 1741. Fences adjacent to arterials and collectors shall incorporate masonry columns with a minimum cross section of 18" x 18". Columns shall be placed at all fence corners, points of transitions and the distance between columns shall not exceed 120 feet. The maximum length of continuous fence shall not exceed 1500 feet, with the maximum length of fence plane not to exceed 500 feet.

Fences adjacent to open areas shall be an open style and are subject to the approval of PROS (Parks, Open Space and Recreation). If the fence is located along a street (within 75 feet of a street right-of-way) columns shall be required.

**Response: Noted.**

## 2L. Building Design Standards

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

**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>						
Façade 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.

Single-family detached home models need to follow the styles and level of quality and detail shown in the approved Master Plan. Please be aware that code also 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.

Architecture Standards are implemented through an Architectural Feature Scoring System (see Master Plan Tab 12, Table 5.1 on next page) and each residential design shall meet a minimum of 20 points. The Master Plan also requires a letter from the Community Wide Architectural Review Committee (CARC) with each plot plan submitted to the city.

**Response: Noted.**

## 2M. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan



and on building elevations.

**Response: Noted.**

#### 2N. Signs

The approved Master Plan and Section 146-4.10 govern signage standards. Please review these for complete details. Show the location of any monument signs on the plans.

**Response: Sign standards noted. Monument called out on plans.**

### 3. Adjustments

Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go *above and beyond* requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146- 5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.

**Response: No adjustments are being requested at this time.**

### 4. Submittal Reminders

#### 4A. CAD Data Submittal Standards

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

**Response: CAD Data will be provided prior to mylar recordation.**

#### 4B. PDF Requirements

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

**Response: Noted, upload will comply with the PDF Requirements.**

#### 4C. Mineral Rights Notification

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

**Response: Mineral Rights Affidavit is provided with this initial submission.**

#### *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: In lieu of a formal pre-submittal meeting. The initial submission was coordinated with Planning Staff prior to upload.**

*Community Participation:*

Please work proactively with registered neighborhood organizations and adjacent property owners. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department.

**Response: Noted.**

*Neighborhood Services Liaison:*

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

**Response: Noted.**

- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings.

**Response: Noted.**

- Additional information about the Neighborhood Liaison Program can be found on the Housing and Community Services page of the city website.

**Response: Thank you for providing this information.**

**Oil and Gas Development**

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

There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information.

Should you have any questions about oil and gas development, please reach out to Jeffrey Moore, Manager of the Oil & Gas Division.

**Response: Thank you for providing this information.**

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

**Trail Nodes**

Trail nodes should be developed similarly to previously reviewed trail nodes with seating/bike racks/shade for a family of four (4) plus features like bike repair stations. Where the trail meets streets, provide safe crossings by directing the trail to street intersections and/or by providing signalized crossings.

**Response: Seating, bike racks, and shade provided. Crossings to be provided.**

**East-West Connection**

Since there are future neighborhood parks to the east and southwest of this filing, it would be beneficial to

have an east-west connection to serve the residents. If this is not possible, signage at appropriate locations along sidewalks leading to the parks should be provided.

**Response: Connection provided east to west along 32<sup>nd</sup> Avenue. Trails connect our site to this connection north to south.**

### NAC

The proposed NAC is adjacent to streets on three sides so should provide adequate protective buffers between the sidewalk and recreational activities. Include standard items such as an open turf area, seating, landscaping, trash receptacles, lighting and some type of neighborhood park element such as a playground or court. (see below for additional information related to the NAC design)

**Response: Buffering provided. Items requested have been provided.**

### Park & Open Space Land Dedication / Neighborhood Park Service Radii

Each filing is required to show that the overall development (i.e. all previous filings) is providing the required amount of Neighborhood Park and Open Space land dedication. This filing cannot be approved if the land dedications for this filing plus previously approved filings are less than the required total.

Filings will also not be approved if all areas within the filing are not within the service radius of a neighborhood park that has a development application that is approved or under review.

After approval of the development application for this filing, completion of the filing (i.e. construction) may be delayed by a requirement (trigger) in the approved Master Plan. That requirement states that "The neighborhood park (PA-72) shall be developed when 50% of platted lots for PA-70 have received certificate of occupancy." If this requirement is not met, no further lots within PA-70 will receive their CO until the park is complete. However, because this filing (i.e. PA-70) is within the service radius of two neighborhood parks (PA-60 and PA-72), this requirement will not apply IF

1. The neighborhood park in PA-60 is constructed (i.e. complete) OR
2. The development application for the neighborhood park in PA-60 or PA-70 is being processed AND the NAC within PA-70 is complete and includes both a shelter and playground (features required in neighborhood parks). Typically, a NAC (which is considered a Pocket Park) requires at least one neighborhood park element to receive open space credit. *(Neither the shelter or playground in the NAC need to be as large as the shelter or playground required in a neighborhood park.)*

Also, be aware that the city has requested that the master developer provide a schedule showing when the development application process for each neighborhood park will start and when construction for each neighborhood park will be complete. When provided, the City will be able to determine more specifically if and how the neighborhood park requirements will apply to this filing.

**Response: Noted.**

### Fencing

Homes backing to open space or parks require the PROS 3-rail open space fence.

**Response: Noted.**

### Aurora Public Schools

APS agreed to apply the school land dedication requirement for the purpose of calculating cash-in-lieu of land as site plans are approved for The Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of school sites to be dedicated.

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**  
5/20/2021

Aurora Highlands - PA-70 Pre-application May 2021			
Dwelling Type	Units	Yield Ratio	Student Yield
SFD	293	0.7	205
MF-LOW		0.3	0
MF-HIGH		0.145	0
<b>TOTAL</b>	<b>293</b>		<b>205</b>

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	100	0.16	47	147	0.2	59	205
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
<b>TOTAL</b>		<b>100</b>		<b>47</b>	<b>147</b>		<b>59</b>	<b>205</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	100	0.0175	1.7434
MIDDLE	47	0.025	1.1720
HIGH	59	0.032	1.8752
<b>TOTAL</b>	<b>205</b>		<b>4.7906</b>

**Aurora Highlands Development Tracking - 4/20/2021**

Filing	Total					Total	Dedication	
	SFD	MFL	MFH	Units	K-8	HS	Yield	Requirement
CSP 1	84			84	42	17	59	1.3734
CSP 2 DA-2062-06	182	44		226	102	39	141	3.265
Highland Green Site Plan #3 (DA-2062-09)								
Plat 4 DA-2062-10	9			9	5	2	7	0.1472
Plat 5 DA-2062-11	47			47	24	9	33	0.7685
Plat 6 DA-2062-13	26			26	13	5	18	0.4251
Plat 7	238	136		374	153	54	207	4.7855
Plat 8 DA-2062-14	174			174	87	35	122	2.8449
Plat 9								
Plat 10 DA-2062-16	176			176	88	35	123	2.8776
Plat 11 DA-2062-19								
Plat 13 DA-2062-17	13			13	7	3	10	0.2126
Site Plan 14 DA-2062-20	156	62		218	94	34	128	2.9583
Site Plan 15 DA-2062-16	300	112		412	178	66	244	5.6414
Site Plan 16 DA-2062-23	273			273	137	55	191	4.4636
Total	1,678	354	0	2,032	930	354	1,283	29.7631

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5/20/2021

**Response: Understood.**

**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.

**Response: Understood.**

**Utility Services Available:**

- Water service may be provided from the 8-inch PVC main in The Aurora Highlands Parkway.  
**Response: Noted.**

- Sanitary sewer service may be provided from the 24-inch PVC main in The Aurora Highlands Parkway.  
**Response: Noted.**

- The project is located on Map Page 01V.  
**Response: Noted.**

**Utility Service Requirements:**

- A Site Plan is required for this project and must show existing and proposed utilities including:

- Public/Private Mains
- Service Lines
- Water Meters
- Fire Suppression Lines
- Fire Hydrants necessary to service your development
- All utility connections in the arterial roadway are required to be bores.

**Response: Site Plan shows all relevant utilities.**

- 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).

*Utility Development Fees:*

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

**Response: Understood.**

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

**Response: Understood.**

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

**Response: Noted.**

- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

**Response: Noted.**

**Public Works Department**

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

*Key Issues:*

- ▶ A detailed Traffic Impact Study will be required. See below for additional information.

**Response: Provided.**

- ▶ Traffic Signal Escrow may be required for collector roadway intersections at the southwest intersection of the western N/S collector and southern E/W collector. Traffic Signal Escrow and signal warrant analyses for future build years will determine the need for signalization.

**Response: Noted.**

- ▶ From the lotting concept plan, it appears both loop lanes do exceed the 250' length to require two-way traffic. It appears that the concept plan represents the southern loop lane as a one-way private road, which would need to be two-way.

**Response: There are no loop lanes in TAH Filing 23.**

- ▶ Depending on the results of the traffic analysis, utilization of the center painted median on the N/S

collector to accommodate southbound left-turn bays into those loop lanes may be required.

**Response: Noted.**

- Show all adjacent and opposing access points on the Site Plan.
- Label the access movements on the Site Plan.
- The access onto the northern driveway of the northern loop lane shall align with the opposing street to the west.
- Objects and structures shall not impede vision within these sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic **Detail TE-13**. In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.

**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.**

**ROW/Plat:**

- If a signal is determined to be warranted by the Traffic Impact Study, a traffic signal easement shall be required at the intersection of the western N/S collector and the southern E/W collector to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.

**Response: Noted.**

**Improvements:**

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Preliminary Plat: 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. Any All-way Stop Control proposed must be supported by all-way stop control warrant analysis, the criteria for which is described in the MUTCD. The warrant analysis shall be included within the TIS documentation.

**Response: Site Plan shows sign locations and includes the noted to reference MUTCD.**

- 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. Add a note to the Site Plan indicating this commitment.

**Response: This note is included in the Site Plan.**

- A Traffic Impact Study will be required for this site which will include addressing the following specific items:
  3. Existing, buildout and 2040 average daily traffic counts.
  4. Trip Generation from the site and comparison to Master.
  5. Include detailed analysis of:
    - 1) All site access points
    - 2) Intersection of The Aurora Highlands Parkway & western N/S collector

- 3) Intersection of western N/S collector and eastern E/W collector
6. Signal Warrant Analyses of the following (Warrant 1,2,3 all to be included (collect 72 hr tubecounts for analysis):
  - 1) Intersection of The Aurora Highlands Parkway & western N/S collector
  - 2) Intersection of western N/S collector and eastern E/W collector
7. If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.
8. Discussion of the application of elements from the Traffic Calming Toolbox to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox may include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

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

Submitting the Traffic Study:

- The Traffic Study shall be sent directly to Brianna Medema at [bmedema@auroragov.org](mailto:bmedema@auroragov.org) as soon as possible.
- The Traffic Study shall also be uploaded with the rest of the submittal.

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

**Response: Response: Noted.**

**Engineering Division**

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

**Key Issues:**

- ▶ Public improvements shall be in conformance with the Public Improvement Plan (PIP). The construction of The Aurora Highlands Parkway from 38<sup>th</sup> Parkway to 26<sup>th</sup> Avenue was identified a required improvement in this section of the PIP. Address the timing of these improvements as they may be required to meet traffic and life safety needs.
- ▶ Alleys and loop lanes shall be privately owned and maintained.
- ▶ A preliminary drainage report shall be submitted with the site plan. Detention and water quality/EURV shall be in conformance with the approved master drainage study.
- ▶ 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.
- ▶ This application will be referred to Mile High Flood District (MHFD) for review and comment.

*Improvements:*

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



- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.  
**Response: Roadway sections are included in plans and follow City criteria.**
- 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 curb and gutter is being used throughout the site.**
- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps.  
**Response: Curb ramps and mail kiosks are shown on the plans.**
- 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: Understood.**
- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or handrails may be required.  
**Response: As of now there are no retaining walls in TAH Filing 23.**
- 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 homes front collector streets in TAH Filing 23.**
- 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: Understood.**
- Street lights are required along adjacent roadways. Please refer to the Draft Lighting Standards for street light spacing, location, wattage, etc., information. Street lights along public right-of-way shall become City owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Street light locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis.  
**Response: Street lights are being shown on plans. Also included a note stating streetlights are conceptual.**

**ROW/Easements/Plat:**

- ROW dedication is required for public streets.  
**Response: Noted.**
- 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.  
**Response: Noted.**

- 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 outside of right-of-way.
  - 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: Understood.**

**Drainage:**

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

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

**Response: A preliminary drainage report has been included in the submittal.**

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

**Response: Understood.**

- 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: Understood.**

- 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: Understood.**

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

**Response: Understood.**

- 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: For the alley loaded products the alleys in TAH Filing 23 follow condition #2 in the below comment where the alley warps and uses curb ramps and truncated domes. In other areas sidewalk chases are being used to ensure drainage does not flow over the sidewalk.**

- 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: Alleys in TAH Filing 23 follow #2 where the alley warps and uses curb ramps and truncated domes.**

- 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: All storm drainage in TAH Filing 23 will be discharged into Pond 5121 COA RSN 1618676.**

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

**Response: Storm sewer has been extended throughout site and manholes and inlets have been added where needed.**

#### **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.*

**Response: Understood, we look forward to working with the Building Division.**

#### **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, we will comply with the Aurora City Cod of Ordinance, Chapter 126 – Article VII – Numbering of Buildings.**

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

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

- The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2017 NEC. Our next code adoption cycle will be for the 2021 International Code Series.
- Show any new lot lines and distance to proposed exterior walls on the site plan.

**Response: Noted, we will follow the building codes utilized by the Aurora Building Division.**

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: Understood, items have been included in submittal.**

Fire Department Access:

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

- The site plan and the civil plans must reflect the off-site infrastructure needed to establish two distinct points of access and looped water supply for the planning area.
- 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 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: Understood.**

- Motor Courts and Looped Lanes – 146-1108
  - Note: In our recent efforts to define the loop lane requirements within The Aurora Highlands, the Planning Department had developed a detailed drawing which has been added in this comment.

**Response: No loop lanes are planned for TAH Filing 23.**

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2015 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

- 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.
- A looped water supply is required to support the fire hydrants needed within this site.

**Response: Fire hydrant layout has will be included in the Site Plan.**

Fire Sprinkled Structures:

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

**Response: Noted, we will follow the requirements provided within Chapter 9 of the 2015 IFC and IBC.**

General Comments:

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

**Response: Noted.**

Accessibility Requirements:

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

- Residential
- The site plan and the civil plans must reflect the location of outside mail kiosk. A detail of the types of mail kiosks must be included along with a drawing showing how the residents will access their mailbox, how the postal service will load the mailboxes, along with curb ramp and sidewalks abutting the mail kiosks.

**Response: Mail kiosks are being shown in the site plan.**

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: A legend has been included.**

Phasing Plans:

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

**Response: Understood.**

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

Note: Each site plan and plat submittal require an assessment for the land dedication for the installation of a Whelen siren system. Upon our review we will reach out the Office of Emergency Management to determine location needs.

- 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) Addressing

- (Site Plan Note) Aircraft Noise Reduction (LDN)
- This area is within a noise mitigation area.  
Sec. 22-425
- (Site Plan Note) Alternative Fire Lane Surfacing Materials
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs
- (Site Plan Note) Right of Way for Ingress and Egress of Emergency Vehicles

**Response: Understood.**

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: Site data block has been added to the cover sheet.**

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.

- Aerial Fire Apparatus Access Roads
- Alternative Fire Lane Surfaces
- Alternative fire lane surfaces other than asphalt or concrete will require a license agreement through Real Property within Public Works.
- Fire Apparatus Access Road Specifications
- If an existing fire lane or public roadway has to be removed or relocated for any reason, the portion replaced must follow the current specifications of the Public Works Department.
- Combined Fire Lane, Public Access and Utility Easements
- Construction of Fire Lane Easements and Emergency Access Easement
- Cul-De-Sac's
- Dead-end Fire Apparatus Access Roadways
- Dead-End Public Streets
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- 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 through 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
- Two points of Emergency Access
- Width and Turning Radius

**Response: Plans show all the pertinent life safety criteria.**

Real Property Division

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

*Key Issue:*

- Offsite right-of-way dedication is required with this development and must be completed prior to Subdivision Plat approval.

*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 Departments submittals.

**Response: Acknowledged.**

- 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: Acknowledged.**

*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: A site plan has been provided in the submittal.**

*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
- License Agreement Packet

**Response: Understood.**

- **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 8-10 weeks** to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

***Response: Understood.***

- The developer may need to **dedicate new easements** and/or **street right-of-way** adjacent to the site. These dedications must be done by separate legal document. These legal documents must be prepared using Real Property specifications which are found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about **8-10 weeks** to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

***Response: Understood.***

- 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 an Addendum to the Master **License Agreement**. Requirements can be found in the License Agreement Packet. It takes **8-10 weeks** to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.

***Response: No encroachments existing for TAH Filing 23 currently.***

- 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: Understood.***

**END OF COMMENTS.**