

TAB 5

RESPONSE TO COMMENTS

TAB 5 | RESPONSE TO PRE-APPLICATION COMMENTS

SUMMARY COMMENTS - KEY ISSUES	
<p>Master Plan: Currently there is no Master Plan for this site. However, due to the scope of this project and shared ownership between this area and the area to the north, a Master Plan will be required for this location. The master plan should address street networks like the extension of Expedition Ave, general landscaping and architectural standards, open space networks, drainage areas and the floodplain, phasing, and land-uses allowed for future parcels. The Master Plan will be a guiding document that future site plans and other applications for this area will be reviewed against. Please see Planning comments throughout these notes for further detail on Master Plan and site design requirements.</p>	<p>Response: Noted, a Master Plan for the site is included with the initial submittal. Please note Planning Area 5 has been included but the engineering studies for this Planning Area will be deferred so a Master Plan Amendment will be required prior to future development of this Planning Area.</p>
<p>Exposition Avenue: In order to provide direct street frontage to buildings located further west from Gun Club Road, Exposition Avenue will need to be extended to the west to the edge of the development area.</p>	<p>Response: Noted, the extension of Exposition Avenue is described in the Public Improvement Plan.</p>
<p>Land Dedication: The annexation agreement for this site notes that 2% of the non-residential land shall be dedicated for public use. If there is no other municipal purpose to be served by the required acreage, the land shall be devoted to open space. This is being dedicated via the Second Creek trail corridor and associated improvements.</p>	<p>Response: Per discussion with PROS; a 70' regional trail corridor is no longer requested through the site; however local on-site pedestrian and bicycle connections shall be provided within the project; this is shown conceptually on the Open Space, Circulation, and Neighborhood Plan; final pedestrian connection design will be provided with future individual Site Plans. The 2% requirement for land dedication is met with Planning Area 3, the Murphy Creek corridor, to be dedicated to the City as Open Space. Please note Planning Area 5 has been included but the engineering studies for this Planning Area will be deferred so a Master Plan Amendment will be required prior to future development of this Planning Area.</p>
<p>Murphy Creek Regional Trail Alignment: PROS is looking to extend the Murphy Creek Regional Trail which currently terminates at Mississippi. The proposed alignment would run north from Mississippi along the floodplain and cross under E-470 and connect with the High Plains Trail on the west side of E-470, the required land dedication can be used for this regional trail connection along the creek and would ultimately be maintained by the City. This alignment should be discussed through the master plan and further coordinated with PROS.</p>	<p>Response: Per discussion with PROS; a 70' regional trail corridor is no longer requested through the site; however local on-site pedestrian and bicycle connections shall be provided within the project. This is shown conceptually on the Open Space, Circulation, and Neighborhood Plan; final pedestrian connection design will be provided with future individual Site Plans. Please note Planning Area 5 has been included but the engineering studies for this Planning Area will be deferred so a Master Plan Amendment will be required prior to future development of this Planning Area.</p>
<p>Public Works: Per code requirements, the entire parcel shall be platted, with the area of the floodplain and floodway dedicated as a tract preferably, but as an easement at a minimum. With the area of platted area required defined, the public improvements for this development include an extension of Exposition Avenue west across the site frontage, the completion of the western half of Gun Club Road from Exposition Avenue to Mississippi Avenue including any necessary transitions, and the northern half of Mississippi Avenue. A deferral agreement for Mississippi Avenue may be considered, but the design shall be included with the site plan and civil plans. Further discussions with city staff may be required to determine the proposed street sections. Gun Club Road and Mississippi Avenue are anticipated to be 4-lane arterial roadways and Exposition Avenue may be a Local Type 3 roadway.</p>	<p>Response: The Master Plan is included with this application and proposes to divide the approx. 240.5-acre parcel into 5 Planning Areas. Improvements slated for the subject site and responsibilities are outlined in the Master Plan Public Improvement Plan.</p> <p>Please note Planning Area 5 has been included but the engineering studies and PIP for this Planning Area will be deferred so a Master Plan Amendment will be required prior to future development of this Planning Area.</p>
<p>Mile High Flood District (MHFD): This application will be referred to MHFD for review and comment. It is advised that coordination with MHFD is started as soon as possible. There may be additional improvements required for Murphy Creek within this site.</p>	<p>Response: An Urban Stream Assessment Procedure of Murphy Creek is currently being performed by Wright Water Engineers (WWE) based on the hydrology outlined in the Murphy Creek MDP. The Site is not anticipated to encroach into the Murphy Creek stream corridor. Once the Urban Stream Assessment Procedure has been completed by WWE, information regarding improvements will be provided to the City of Aurora and MHFD. A draft Urban Stream Assessment was completed in August 2024.</p>

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT	
Master Plan: A Master Plan application will be required to address street networks, division of lots, protection of the floodplain, and cohesive design standards for the development for the entire parcel from Coal Creek to Mississippi Ave.	Response: Noted, a Master Plan for the site is included with the initial submittal to address street network, planning areas, protection of the floodplain and design guidelines for the entire 240.5 ac. Please note Planning Area 5 has been included but the engineering studies for this Planning Area will be deferred so a Master Plan Amendment will be required prior to future development of this Planning Area.
Exposition Avenue: In order to provide direct street frontage to buildings located further west from Gun Club Road, Exposition Avenue will need to be extended to the west to the edge of the development area.	Response: Noted, ROW for Exposition Avenue is proposed as part of the Master Plan; and is shown in the Master Plan and PIP.
Pedestrian Improvements: Sidewalks along S Gun Club Road and the future Exposition Avenue extension will be required as well as direct pedestrian routes from all building entrances to a sidewalk.	Response: Noted, pedestrian circulation and sidewalk locations are illustrated in Tab#9
<p>1a. Zoning - Airport District</p> <p>The Airport district is intended to take advantage of the nearby regional and national transportation hubs and infrastructure, to expand employment opportunities created by the strategic location of these lands near the airports operating in or near Aurora, and to ensure that development is located and designed to be consistent with the continued efficient operation of those airports. Industry hubs and a variety of commercial, light manufacturing (e.g., assembly and technology centers), distribution uses (e.g., freight forwarders, warehousing/distribution), and research and development campuses are anticipated to be developed in this classification. Development is encouraged that will take advantage of the multi-modal transportation opportunities in this district. Limited and supporting retail and service uses are also allowed in this district but are not intended to be regional draws or the driving force for economic development. Residential uses are not permitted in this district. Other uses permitted in this district are as shown in Table 3.2-1 (Permitted Use Table).</p>	Response: Noted, the proposed industrial/warehouse and commercial uses are permitted by right under the existing zoning – Airport District.
<p>1B. Overlay Districts</p> <p>Avigation Easements</p> <p>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 with any questions you may have.</p>	Response: The applicant is preparing the required Avigation Easement and will provide prior to Master Plan approval.
<p>1C. Placetype</p> <p>Innovation Campus</p> <p>The Innovation District is where leading-edge anchor institutions and businesses connect with start-ups and business incubators and accelerators. This placetype fosters new ideas and enterprises by bringing together different people, companies and institutions and are key to increasing employment within the city. Light industrial and business park uses are joined with educational and medical institutions to foster sought-after creativity. These primary uses interact horizontally to promote integration across the various industries that fill this placetype.</p>	Response: Noted, the Master Plan contemplates the Innovation Campus Placetype for applicable design standards.
<p>1D. Master Plan</p> <p>A Master Plan is required for the entire parcels from Coal Creek to Mississippi Avenue. The master plan should address street networks like the extension of Expedition Avenue, general landscaping and architectural standards, open space networks, drainage areas and the floodplain, phasing, and land-uses allowed for future parcels. The Master Plan will be a guiding document that future site plans and other applications for this area will be reviewed against. The required Letter of Introduction should address how the project meets the Master Plan criteria for approval. A Master Plan shall only be recommended for approval if:</p>	Response: Noted, a Master Plan for the entire 240.5-acre site is included with the initial submittal. The Letter of Introduction includes how the project complies with the Master Plan Approval criteria. Please note Planning Area 5 has been included but the engineering studies for this Planning Area will be deferred so a Master Plan Amendment will be required prior to future development of this Planning Area.

<ul style="list-style-type: none"> • It is consistent with the Comprehensive Plan, the purpose statement for the zone district(s) where the property is located, the use regulations in Article 146-3 for the zone district(s), and all other adopted plans and policies of the City Council; • It identifies a Master Developer and Master Plan that will foster future development of the property which complies with all applicable standards; • It will result in a coordinated system of streets, trails • It identifies a Master Developer and Master Plan that will foster future development of the property which complies with all applicable standards; • It will result in a coordinated system of streets, trails, sidewalks, open spaces, and infrastructure systems that are integrated into the surrounding area and does not create significant adverse impacts on the surrounding area; and • It will improve or expand multi-modal with park and open space connections to adjacent sites, neighborhoods, and urban centers. As outlined in the Master Plan (FDP) Manual, the submittal must include all tabs (Tab 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12), a Public Improvements Plan, a Master Utility Study, and Master Drainage Report, and a Master Traffic Impact Study with the first submittal. Detailed justification must be provided for any adjustment requests and shall be mitigated through enhanced design standards and other measures. 	
<p>1E. Public Improvements Plan</p> <p>A Public Improvements Plan (PIP) will be required and should address all public improvements including streets, utilities, drainage, and dedicated parks and open space. The PIP should not only include a sheet in the plan set, but also a narrative that addresses utilities, roads, parks, and drainage. Stormwater management shall be designed to integrate with required outdoor common areas, designated parkland and open space areas, green space and landscaped areas to promote the use of natural systems to manage stormwater and to reduce the cost of construction and maintenance of pipes, culverts, and other hard infrastructure to the maximum extent practicable. Parks and open space shall be integrated into and throughout the development, connected with one another through pedestrian and bicycle circulation as well as connections to regional city trails.</p>	<p>Response: Noted, a Public Improvements Plan is included with the Master Plan and contains all required components. Proposed open space and pedestrian/bicycle circulation networks are identified in Tab 9.</p> <p>Please note Planning Area 5 has been included but the engineering studies for this Planning Area will be deferred so a Master Plan Amendment will be required prior to future development of this Planning Area.</p>
<p>2A. Historic Land Use</p> <p>This site is currently vacant. Previously there was a proposal for a residential subdivision in this location. However, the master plan for that proposal stalled and was withdrawn during the City Council hearings due to neighborhood concerns to the east. The maximum height for any building in the AD district is 100 ft except for any building or portion of a building within 200 ft of a residential district, where the maximum height becomes the same maximum height as that residential district.</p>	<p>Response: Noted, residential land uses are not proposed as part of the Master Plan; proposed building heights will not exceed the maximum allowed.</p>
<p>3A. Dimensional Standards</p> <p>For the Airport District, Table 4.2-4 in Section 146-4.2 of the UDO, provides general development standards that will need to be adhered to. The front setback is 25 ft., side setbacks are 25 ft., and rear setbacks are also 25 ft unless the rear setback abuts a public street, in which case the rear setback is 20 ft.</p>	<p>Response: Noted, the required dimensional standards will be met and depicted with the future Site Plan submittal.</p>
<p>3B. Subdivision Standards</p> <p>Section 146-4.3 of the UDO discusses subdivision standards. These standards aim to ensure all lots and development can be served by necessary infrastructure services and utilities, to promote good pedestrian and vehicular circulation and connectivity, and to ensure future lots are appropriately sized and shaped. The lots should be subdivided so that no part of any parcel intended for occupancy be located within the 100-yr floodplain. All parcels need to have direct access to a public street, which is a primary reason the extension of Exposition Ave to is needed. The city may approve indirect access to a parcel through an easement is public street access is not feasible. Finally, no subdivision shall result in a remainder parcel that cannot meet the standards of the UDO for lot size, open space, drainage area, and any other standard.</p>	<p>Response: The Master Plan includes the extension of Exposition Ave to provide direct access to future uses along the west portion of the subject site.</p>

<p>3C. Common Space and Amenities An outdoor plaza or courtyard space will be required outside the entrances to all buildings, as described in Section 146-4.8.4.B.1. This space should be furnished and is typically sized at approximately 400 square feet. This courtyard space shall have a minimum dimension of twelve feet and will include site furniture, shade features and landscape borders or amenities such as raised planters. These areas should be separated from parking by use of a low fence or planter boxes.</p>	<p>Response: Design solutions for the outdoor spaces is provided within Tab 10 – Urban Design Standards. All required outdoor plazas/spaces shall meet the UDO requirements. Please note, outdoor plaza associated with Planning Area 5 will be analyzed as part of the required Master Plan Amendment.</p>
<p>3D. Access and Connectivity Street side improvements along your half of Gun Club Road and the extended Exposition Ave will be required including the construction of a detached sidewalk. The expectations is there will be a north and south local street network off of the extension of Exposition Avenue. A direct pedestrian connection from all employee and customer entrances out to a sidewalk is required as well. These direct connections should make use of pedestrian crosswalks when crossing drive lanes as appropriate.</p>	<p>Response: Noted, these details will be provided with the Phase specific Site Plan/Plat applications.</p>
<p>3F. Landscape, Water Conservation, Stormwater Management Kelly Bish will provide comments during the review process regarding landscaping.</p>	<p>Response: Noted, please see Tab 11 for the preliminary Landscape Design Standards.</p>
<p>3G. 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. Code requires that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. Buildings must be designed to create a clear base, middle, and cap, with specific instructions and tips for how this can be achieved in Section 146-4.8.5.C. Ground floor designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Code also requires that you use changes in the wall planes, both horizontally and vertically, at specific intervals and provide a variety of durable materials to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings to prevent the back of house appearance. See the table below for applicable building design standards and ensure that the building elevations meet all applicable requirements. As part of the master plan proposal, you should include architectural standards and elements that guide a consistent and cohesive architectural framework to tie the development together. These standards will need to comply with the code standards mentioned above</p>	<p>Response: Understood. Architectural design standard will be described in the Master Plan document Tab 12. We will work with the owner and the city on the design and architecture of the specific structures during the development application process.</p>
<p>3H. 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. Cohesive lighting fixtures should also be described in the master plan</p>	<p>Response: Understood. We will work with the owner and the city on the design during the development application process.</p>
<p>3I. 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. Any monument signs for the overall development, if anticipated, should have their approximate location denoted in the master plan.</p>	<p>Response: Understood. We will work with the owner and the city on the design during the development application process. Proposed monumentation locations are illustrated on the Land Use Map as part of Tab 8. Please note, monumentation associated with Planning Area 5 will be analyzed as part of the required Master Plan Amendment.</p>
<p>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.</p>	<p>Response: No adjustments are proposed at this time. However, due to the diverse development opportunities that accompany industrial and commercial development the applicant reserves the right to include adjustment at the time of future individual Site Plan submittals.</p>

<p>5. Submittal Reminders</p> <p>5A. CAD Data Submittal Standards</p> <p>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.</p>	<p>Response: Noted, thank you.</p>
<p>5B. PDF Requirements</p> <p>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.</p>	<p>Response: Noted, thank you.</p>
<p>5C. Mineral Rights Notification</p> <p>Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager with the application submittal.</p>	<p>Response: Noted, a Mineral Rights affidavit will be included with the second submittal of the Master Plat</p>
<p>Pre-Submittal Meeting:</p> <p>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.</p>	<p>Response: Noted, a pre-submittal meeting was held on 6-27-2024.</p>
<p>Community Participation:</p> <p>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.</p>	<p>Response: Noted, thank you.</p>
<p>Community Engagement Coordinator:</p> <ul style="list-style-type: none"> 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. 	<p>Response: Noted, thank you.</p>
<p>OIL & GAS DEVELOPMENT</p>	
<p>We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time.</p>	<p>Response: Noted, the applicant team concurs.</p>
<p>There may be existing underground pipelines in rights-of-ways. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information.</p>	<p>Response: Noted, thank you.</p>
<p>In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface. 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.</p>	<p>Response: Noted, thank you.</p>
<p>Should you have any questions about oil and gas development, please reach out to Jeffrey Moore, Manager of the Oil & Gas Division.</p>	<p>Response: Noted, thank you.</p>

PARKS, RECREATION, & OPEN SPACE DEPARTMENT (PROS)	
<p>Land Dedication</p> <p>The annexation agreement for your site notes that 2% of the non-residential land shall be dedicated for public use. If there is no other municipal purpose to be served by the required acreage, the land shall be devoted to open space. This is being dedicated via the Second Creek trail corridor and associated improvements.</p>	<p>Response: The 2% requirement for land dedication is anticipated to be provided via on-site landscaped areas and sidewalk networks, details to be provided with each phase specific site plan and subdivision plat. The 2% requirement for land dedication is met with Planning Area 3, the Murphy Creek corridor, to be dedicated to the City as Open Space.</p>
<p>Murphy Creek Regional Trail Alignment</p> <p>PROS is looking to extend the Murphy Creek Regional Trail which currently terminates at Mississippi. The proposed alignment would run north from Mississippi along the floodplain and cross under E-470 and connect with the High Plains Trail on the west side of E-470, the required land dedication can be used for this regional trail connection along the creek and would ultimately be maintained by the City. This alignment should be discussed through the master plan and further coordinated with PROS.</p>	<p>Response: Per discussion with PROS; a 70' regional trail corridor is no longer requested through the site; however local on-site pedestrian and bicycle connections shall be provided within the project. Refer to the Open Space, Circulation, and Neighborhood Plan for additional detail regarding proposed pedestrian/bicycle networks within the Master Plan.</p>

AURORA WATER	
<p>Key Issues:</p> <p>There is no Master Utility Study (MUS) nor General Development Plan (Master Plan) for this area. MUS needs to be submitted and approved (One was previously submitted but not brought to approval).</p>	<p>Response: Noted, a Master Utility Study is included with the Master Plan application.</p>
<p>Individual service for each building</p> <ul style="list-style-type: none"> Meter must be located in landscape Fixture Unit Table required with Civil Plan Submittal <p>Connection Fees must be paid prior to December 31st to avoid a fee increase of the following year</p>	<p>Response: Building Utility Services will be shown in the Site Plan set.</p>
<p>This plan will be a referral to MHFD and must conform to OSP for Murphy Creek</p>	<p>Response: An Urban Stream Assessment Procedure of Murphy Creek is currently being performed by Wright Water Engineers (WWE) based on the hydrology outlined in the Murphy Creek MDP. The Site is not anticipated to encroach into the Murphy Creek stream corridor. Once the Urban Stream Assessment Procedure has been completed by WWE, information regarding improvements will be provided to the City of Aurora and MHFD. A draft Urban Stream Assessment was completed in August 2024.</p>
<p>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.</p>	<p>Response: We currently do not plan to use any cool weather turf on the project. Tab 10 will identify this condition.</p>
<p>A domestic allocation agreement will be required for connections 2" and larger.</p>	<p>Response: Building Utility Services will be shown in the Site Plan set.</p>
<p>Utility Services Available:</p> <ul style="list-style-type: none"> Water service may be provided from: Per approved MUS Sanitary sewer service may be provided from: Per approved MUS Project is located on the following Map Page: 10T 	<p>Response: Acknowledged. Building Services will be shown in the Site Plan set.</p>
<p>Utility Service Requirements:</p> <ul style="list-style-type: none"> A Site Plan is required for this project and must show existing and proposed utilities including: <ul style="list-style-type: none"> - Public/Private Mains - Service Lines - Water Meters - Fire Suppression Lines - Fire Hydrants necessary to service your development - Grease Interceptors are required for commercial kitchens - Sand/Oil Interceptors are required for vehicle maintenance facilities - All utility connections in the arterial roadway are required to be bores. 	<p>Response: Building Utility Services will be shown in the Site Plan set.</p>

<ul style="list-style-type: none"> 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). Aurora Water does not require a Site Plan for this project. 	
<p>Utility Development Fees:</p> <ul style="list-style-type: none"> 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. 	<p>Response: Acknowledged.</p>

PUBLIC WORKS DEPARTMENT	
<p>Key Issues:</p> <ul style="list-style-type: none"> A Master Traffic Impact Study (MTIS) will be required for this development. See below for additional information. If an interim roadway/access network is proposed, a traffic analysis for this condition would be required. 	<p>Response: Noted, a TIS is included with the Master Plan submittal including all Planning Areas other than PA-5 which will require a Master Plan Amendment to include this area in the TIS.</p>
<p>Site access drives/streets shall be spaced a minimum 300’ CL-CL along Gun Club Road (arterial), including from intersections. Throat depth to intersections shall be a minimum 150’.</p>	<p>Response: Understood.</p>
<p>The applicant shall align site accesses on Gun Club Road with existing accesses to the east.</p>	<p>Response: Understood.</p>
<p>COA supports the separation of employee and truck access and parking.</p>	<p>Response: Understood.</p>
<p>Truck turning templates shall be provided at the site accesses and internally.</p>	<p>Response: A Truck Turning Analysis will be shown in the Site Plan set.</p>
<p>The applicant should be aware that submittals will be referred to Arapahoe County for review and comment.</p>	<p>Response: Noted, thank you.</p>
<p>Gates are required to be setback from Public road flowline a minimum of 35-feet, longest expected vehicle or at least the 95th percentile queue. If the gating system swings, it shall swing into the site.</p>	<p>Response: Understood.</p>
<p>Show all adjacent and opposing access points on the Site Plan.</p>	<p>Response: Acknowledged.</p>
<p>Label the access movements on the Site Plan.</p>	<p>Response: Acknowledged.</p>
<p>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.</p> <p>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’</p>	<p>Response: Acknowledged.</p>
<p>Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following not to the Site Plan:</p> <p>- 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.</p>	<p>Response: Acknowledged.</p>
<p>ROW/Plat:</p> <ul style="list-style-type: none"> Designate a Public Access Easement along private drives. 	<p>Response: Noted, future phase specific subdivisions will include Public Access Easements along the proposed private drives adjacent to the buildings.</p>

<p>Traffic Impact Study:</p> <ul style="list-style-type: none"> A Traffic Impact Study will be required for this site which will include addressing the following specific items: <ol style="list-style-type: none"> Existing, buildout and 2040 average daily traffic counts. Trip Generation from the site. Site Circulation Plan Include detailed analysis, including vehicle queuing evaluation, of: <ol style="list-style-type: none"> All site access points Intersection of Mississippi Avenue at Gun Club Road Intersection of Mississippi Avenue at SH 30/6th Avenue Intersection of Gun Club Road at SH 30/6th Avenue Evaluation of needed improvements on Mississippi Avenue between Gun Club Road and SH 30/6th Avenue, if any Analysis of pedestrian connectivity <p>The Traffic Study shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines. Submitting the Traffic Study:</p> <ul style="list-style-type: none"> The Traffic Study shall be sent directly to Steve Gomez at 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. <p>1) Based on our review of the Traffic Impact Study, additional improvements may be required.</p>	<p>Response: Noted, a TIS is included with the Master Plan submittal.</p>
ENGINEERING DIVISION	
Per code requirements, the entire parcel shall be platted, with the area of the floodplain and floodway dedicated as a tract, preferably, but as an easement at a minimum.	Response: A Master Plat is included with this submittal to create a Tract for the Murphy Creek floodplain.
With the area of platted area required defined, the public improvements for this development include an extension of Exposition Avenue west across the site frontage, the completion of the western half of Gun Club Road from Exposition Avenue to Mississippi Avenue including any necessary transitions, and the northern half of Mississippi Avenue. A deferral agreement for Mississippi Avenue may be considered, but the design shall be included with the site plan and civil plans. Further discussions with city staff may be required to determine the proposed street sections. Gun Club Road and Mississippi Avenue are anticipated to be 4-lane arterial roadways and Exposition Avenue may be a Local Type 3 roadway.	<p>Response: Improvements slated for these roadways and responsibilities are outlined in the Master Plan Public Improvement Plan.</p> <p>Please note Planning Area 5 has been included but the engineering studies and PIP for this Planning Area will be deferred so a Master Plan Amendment will be required prior to future development of this Planning Area.</p>
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. There may be additional improvements required for Murphy Creek within this site.	<p>Response: An Urban Stream Assessment Procedure of Murphy Creek is currently being performed by Wright Water Engineers (WWE) based on the hydrology outlined in the Murphy Creek MDP. The Site is not anticipated to encroach into the Murphy Creek stream corridor.</p> <p>Once the Urban Stream Assessment Procedure has been completed by WWE, information regarding improvements will be provided to the City of Aurora and MHFD. A draft Urban Stream Assessment was completed in July 2024.</p>
A preliminary drainage report shall be submitted with the site plan. On-site detention and water quality/EURV is required.	Response: Acknowledged.
Previously approved plans and reports can be found on the City's website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request.	Response: Noted, thank you.

Improvements: Sections and details referenced in the Improvements section refer to the City’s Roadway Design and Construction Specifications (Roadway Manual).	Response: Acknowledged.
Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.	Response: Acknowledged.
Curb ramps must be shown (located) on the plans at all curb returns and any other location of public necessity. Detailed grading of the curb ramps shall be included in the civil plans.	Response: Acknowledged.
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: Acknowledged.
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: Acknowledged.
Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required. 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: Acknowledged.
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: Acknowledged.
If gates are incorporated into the design of the development, they are required to be setback from the street flow line a minimum of 35-feet or one truck length, whichever is greater.	Response: Acknowledged.
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: Acknowledged.
ROW/Easements/Plat: ROW dedication is required for Mississippi Avenue and Exposition Avenue. The extent of the ROW dedication shall be determined when the street sections are finalized.	Response: The “Master” Subdivision Plat is included with this Master Plan submittal and will dedicate the necessary ROW for the surrounding public streets. Improvements slated for these roadways and responsibilities are outlined in the Master Plan Public Improvement Plan. Please note Planning Area 5 has been included but the engineering studies and PIP for this Planning Area will be deferred so a Master Plan Amendment will be required prior to future development of this Planning Area.
The dedication of a 25-foot lot corner radius is required at the intersection of Mississippi Avenue and Gun Club Road and at the intersection of Exposition Avenue and Gun Club Road.	Response: Acknowledged.
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: Acknowledged.
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	Response: Acknowledged.

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.	
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: Acknowledged.
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: Acknowledged.
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: Acknowledged.
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: Underground Detention is not anticipated for this project.
Release rate for the detention pond shall be based upon the “Storm Drainage Design and Technical Criteria” Manual, latest revision, and in conformance with any MHFD Murphy Creek MDP/OSP.	Response: Acknowledged.
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: Acknowledged.
Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.	Response: Acknowledged.
Storm sewer system does not extend to this site. However, it is anticipated that the site will drain to Murphy Creek.	Response: Correct. Drainage from the site will discharge into Murphy Creek.

FIRE/LIFE SAFETY COMMENTS – 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: Understood.
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. <ul style="list-style-type: none"> 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 8 January 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 31st of 2022. Show the distance of new or existing lot lines to proposed exterior walls of structures on the site plan. 	Response: Understood.

<p>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.</p> <ul style="list-style-type: none"> • Dead-End Fire Lane Detail • Fire Lane Sign Detail • Gated Entry for Fire Department Access utilizing a 4’ Manway Gate • Grading Plan • Handicap Accessible Parking Signs • Sign Package • Signature Block • Street Standards and Street Section Details • Warehouse/Distribution Facilities Storing High-Piled Combustible Storage: 	<p>Response: Acknowledged.</p>
<p>Emergency Responder Radio Coverage: The 2015/2021 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.</p> <ul style="list-style-type: none"> • The 2015/2021International 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. • Core and shells structures will not require this assessment, but the tenant finish that follows and prior to issuance of the certificate of occupancy will be required to conduct this assessment, install a system where needed. 	<p>Response: Understood.</p>
<p>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:</p> <p>Fire Lane Easement</p> <p>- 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.</p> <p>- Buildings greater than 30’ in height are regulated by the 2015/2021IFC Section D105 and require a both a 26’ Fire Lane Easement and two points of emergency access. Typically, the 26’ fire lane easement is located on the front main entry side of the structure within a minimum of 15’ and a maximum of 30’ from the exterior wall of the building. Structures greater than 30’ in height also require a second point of emergency access.</p> <ul style="list-style-type: none"> • Outdoor Storage Yards 	<p>Response: Understood.</p>
<p>Fire Hydrants:</p>	<p>Response: Acknowledged.</p>

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.	
Fire Sprinkled Structures: The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2015/2021 IFC and IBC.	Response: Understood.
Flag Lots: A flag lot is considered a parcel of land that is entirely dependent upon an adjacent property for access to a public street and to a public water supply. A flag lot can create an area of land that is undevelopable unless a dedicated means of access and water is established at the time of the subdivision of the site.	Response: No flag lots are anticipated on this project.
Framework & General Development Plans: The link provided will provide the developer with important fire department requirements that must be reflected within a framework or general development plan. <ul style="list-style-type: none"> With an update of the FDP being required by the Planning Department, Fire/Life Safety is required to reassess the locations of permeant/temporary fire stations and Whelen siren systems. The Aurora Fire Department has recently updated its land dedication requirement to 2.5 acres to fit the new fire station design. 	Response: Understood.
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. <ul style="list-style-type: none"> 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 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: Acknowledged.
Accessibility Requirements: The City of Aurora reviews accessibility requirements based on 2015/2021 IBC, Chapter 11, the 2009/2017 ICC/ANSI A117.1. <ul style="list-style-type: none"> Commercial 	Response: Acknowledged.
Hazardous Materials: Per the 2015/2021, IFC Chapter 50 – A permit through the Aurora Building Division is required to for the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials. To download a copy of the hazardous materials inventory statement checklists please visit our web site by clicking on the hyperlink provided.	Response: Understood.
High-piled Combustible Storage: For submittal requirements to the Aurora Building Codes Division please visit our website to download a copy of the 2015/2021 High-Piled Combustible Storage Checklist by clicking on the hyperlink provided.	Response: Understood.

<ul style="list-style-type: none"> Per the 2015/2021 IFC, Section 3206.6 Building access. Where building access is required by Table 3206.2, fire apparatus access roads in accordance with Section 503 shall be provided within 150 feet (45 720 mm) of all portions of the exterior walls of buildings used for high-piled storage. 	
<p>Knox Hardware:</p> <p>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.</p>	Response: Understood.
<p>Legend:</p> <p>The cover sheet must include a “Site Plan Legend” reflecting both existing and/or proposed site elements that are existing or proposed within site.</p>	Response: Acknowledged.
<p>Loading and Unloading Areas:</p> <p>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.</p>	Response: Acknowledged.
<p>Phasing Plans:</p> <p>A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals.</p>	Response: Acknowledged.
<p>Photometric Plan:</p> <ul style="list-style-type: none"> Add the following note to the Photometric Site Plan: ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY". 	Response: Understood.
<p>Add the “accessible route” (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.</p>	Response: Understood.
<p>Site Plan, Civil Plan, Framework and General Development Plan, and Plat Notes:</p> <p>The notes being provided below must be included on the cover sheet of the indicated submittal type.</p> <ul style="list-style-type: none"> (Plat Note) If Plat Contains Fire Lane Easement (Site Plan Note) Access Control Gate or Barrier Systems (Site Plan Note) Accessibility Note for Commercial Projects (Site Plan Note) Addressing (Site Plan Note) Aircraft Noise Reduction (LDN) This area is within a noise mitigation area. Sec. 22-425 (Site Plan Note) Americans with Disabilities Act (Site Plan Note) Emergency Ingress and Egress (Site Plan Note) Emergency Responder Radio Coverage (Site Plan Note) Fire Lane Easements (Site Plan Note) Fire Lane Signs 	Response: Acknowledged.
<p>Site Plan Data Block:</p> <p>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.</p>	Response: Acknowledged.
<p>Special Design Considerations:</p> <p>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.</p> <ul style="list-style-type: none"> Access to within 150 feet of Each Structure 	Response: Acknowledged.

<p>- 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.</p> <p>- Where fire hydrants and fire department connections are provided adjacent to vehicular access drive aisles, they will need to be dedicated as fire lane easements in order to provide emergency access to them.</p> <p>- See the 2015/2021 IFC, Section 503.1.1 that discusses fire access requirements to within 150’ of “facilities” such as your outdoor storage yard.</p> <ul style="list-style-type: none"> • Access Road Width with a Hydrant • Aerial Fire Apparatus Access Roads • Fire Apparatus Access Road Specifications • Combined Fire Lane, Public Access and Utility Easements • Construction of Fire Lane Easements and Emergency Access Easement • Cul-De-Sac’s • Dead-end Fire Apparatus Access Roadways • Dead-End Public Streets • Encroachment into Emergency Access or Fire Lane Easements are Prohibited • Grade • Labeling of Easements on the Site Plan, Plat and Civil Plans • License Agreement <p>- 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.</p> <ul style="list-style-type: none"> • No Parking is allowed within a Fire Lane Easement • Pocket Utility Easements for Fire Hydrants • Public Street Systems Adjacent to Site Remoteness • Speed Bumps • Snow Removal Storage Areas • Two points of Emergency Access • Width and Turning Radius 	
<p>Trash Enclosure:</p> <p>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.</p>	<p>Response: Understood.</p>

REAL PROPERTY	
<p><u>Subdivision Plats:</u></p> <p>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.</p>	<p>Response: Acknowledged.</p>
<p>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 1st submittal of plats only and is by appointment only. Call Darren Akrie at 303.739.7300 to schedule your appointment. The person preparing the plat and your project manager should attend the</p>	<p>Response: Acknowledged.</p>

meeting. Please bring two sets of the plat.	
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: Acknowledged.
Separate Documents: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> - Dedications Packet - Easement Release - License Agreement Packet 	Response: Acknowledged.
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 Civil Plans.	Response: No off-site easements are anticipated.
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/Civil Plans	Response: No vacation of existing easements are anticipated.
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, fencing, gates etc.). If allowed, these types of encroachments require a License Agreement. Requirements can be found in the License Agreement Packet. It takes 8 weeks to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.	Response: Acknowledged.
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: Acknowledged.