



September 13, 2022

City of Aurora Manager's Office
Attn: Cesarina Dancy
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7345

RE: Kings Point Filings 1 and 2 (#15659821)/Pre-Application Meeting held August 12, 2021

Dear Ms. Dancy,

On behalf of Terracina Design and EMK Consultants we have reviewed the comments from the Pre-Application Notes for Kings Point Filing 2. The following is a response to comments:

Standards and Issues – Cesarina Dancy

Zoning

1. The site is zoned both R-1 and R-2. The purpose of the R-1 district is to promote and preserve safe and attractive low-density, single-family residences. This district is intended to prohibit all commercial activities except for permitted home occupations. The R-1 district is generally comprised of medium to large suburban single-family lots, but development pursuant to a Small Residential Lot option is allowed in Subarea C. Some limited recreational, educational, gardening, and other uses are also permitted, as shown in Table 3.2-1 (Permitted Use Table). The purpose of the R-2 district is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Development pursuant to a Small Residential Lot option is allowed in Subarea C. This district is intended for use close to collector streets and public transit facilities. The primary use in this district is single-family residences, but several types of attached dwellings are also permitted. The district generally prohibits commercial activity except for home occupations and typical neighborhood services. Other uses are as shown in Table 3.2-1 (Permitted Use Table).

RESPONSE: Noted and the proposed plan meets the zoning requirements.

Avigation Easements

2. A portion of the property is within the Centennial Airport Influence District; therefore, 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.

RESPONSE: Avigation Easement was recorded June 7, 2018 at Reception No. D8055051.

Placetype

3. The site is located within the Established Neighborhood Placetype. The Established Neighborhood placetype is characterized by predominantly residential areas with a variety of

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

RESPONSE: The proposed plan has a curvilinear pattern with a variety of different single family detached lot sizes.

Master Plan

4. The site is located within the King's Point North Master Plan (previously known as Framework Development Plan). The King's Point North Master Plan gives guidance on the construction of public improvements, building design, park and amenity design, and others. Please refer to the King's Point Master Plan for guidance in the development of the designs for both Site Plan No 1 and Site Plan No 2. Based on the proposed changes for the development, a Master Plan Amendment will be required. The Master Plan Amendment review can run concurrently with the Site Plan review but has to be approved before the Site Plans can be approved. Any changes to the Master Plan must be reviewed and approved by the Chenango neighborhood association per Section VIII of the Master Plan.

RESPONSE: The Master Plan has been approved with technical corrections. The proposed plan meets the intent and criteria set forth in the Master Plan Amendment #3.

Public Art

1. For the King's Point Master Plan, there is a public art requirement for Metro Districts. Please refer to the Public Art Guidelines attached hereto.

RESPONSE: The Master Plan outlined the start of the public art upon completion of the roundabout at Kings Point Dr. & Aurora Parkway. This location is part of the ISP West submittal plans.

Land Use

Historic Land Use

1. The property is vacant.

RESPONSE: Noted.

Development Standards

Dimensional Standards

1. The Master Plan identifies 3 distinct neighborhoods with distinct design standards. Dimensional standards for specific lots are regulated by the UDO, and the design standards are regulated by the Master Plan. Where the master plan does not address an issue, then the UDO applies. Each Planning Area illustrates the permitted number of units. With the redesign of the golf course, the planning areas will also have to be reorganized. It is suggested that, for predictability purposes with this and future site plans, that the land use map Planning Areas be updated to illustrate densities based on the planned redesign of the development.

RESPONSE: Noted

Subdivision Standards

1. The King's Point North Master Plan sets forth the creation of distinct neighborhoods and is consistent with the UDO. The existing topography and drainages on the site should include a robust trail network that connects the community to amenities as well as the regional High Plains trail network.

RESPONSE: A trail network was outlined in the Master Plan Amendment #3 which the proposed plan follows.

2. In Subarea C, the maximum block length and width is 700 feet, and the block perimeter may not exceed 2,800 feet. The expectation is that a block face will be interrupted every 700 feet or less by a street connection or a minimum 30-foot-wide common space with a sidewalk connecting one street to another.

RESPONSE: Noted

3. Double frontage lots are not permitted adjacent to local or collector streets. There are two areas of double frontage lots that are planned. Consider redesigning these areas so that the houses front on the street.

In July 2017, the City of Centennial City Council passed a resolution regarding proposed street connectivity in Filing No 2. The street network that is illustrated in PA-22 and PA-21 represents what was agreed to by jurisdictions in the area, and staff will be supportive of an adjustment to permit double frontage in Planning Area 21. On the other hand, additional discussion is necessary to identify whether there are other opportunities to avoid the proposed double frontage in Planning Areas 8 and 25.

The land use map will need to be updated. While specifics on lot size requirements are not provided, densities are outlined per Land Use Area. With the redesign of the King's Point North master plan, this table must be updated. The pre-application illustrations provide for 6 different lot types. Please include a lot typical or each lot type, and on the Site Plans provide a matrix illustrating the lot, block, lot size, lot type, and setbacks.

RESPONSE: Ordinance: 146.4.3.10.c Lot Design & Layout (Double Frontage Lots)

Adjustment: Double frontage homes allowed adjacent to Kings Point Drive given a 20' landscape buffer is provided.

Rational: A large percentage of the Kings Point site exceeds 10% slopes. In many areas connecting all local roads to the collectors to eliminate double frontage lots causes more grading and disturbance to the site. Allowing double frontage lots in areas provides a grade transition zone between the collector and development. To reduce the impacts, a 20' landscape buffer is proposed that will adequately setback fences and screen fences from the road. A matrix

Common Space and Amenities

1. Please ensure that all trail connections and amenities on the Master Plan is replicated in the site plans. The Master Plan outlines required amenities per Planning Area. The programming that is identified as neighborhood activity centers (NACs) on the Master Plan is expected to be included in the site plans. In the case of Site Plan No 2, it is noted that a community pool, a pool house with restrooms, a tot lot, and other amenities should be constructed. In association with the Master Plan Amendment, the timing and construction of park amenities should be identified.

RESPONSE: Trail connections and amenities for the planning areas proposed with this filing match the Master Plan Amendment #3.

Access and Connectivity

1. The UDO requires that all local streets shall be organized so that each lot may be accessed by traveling over no more than two local streets after departing the grid of arterial and collector streets. It is recommended that street connections be provided wherever possible, such as in Planning Area 8 (Aurora Parkway).

RESPONSE: All proposed roads in this filing meet the requirement.

Landscape, Water Conservation, Stormwater Management – Chad Giron, City of Aurora

General Landscape Plan Comments

1. Prepare your landscape plans in accordance with the Kings Point Framework Development Plan (FDP), the Landscape Reference Manual as well as the Unified Development Ordinance (UDO).

RESPONSE: Noted.

Landscape Plan Preparation

2. Please label all landscape sheets "Not for Construction".

RESPONSE: All landscape sheets are labeled "Not for Construction."

3. Landscape plans submitted during the Development Application submittal process must be prepared on 24" x 36" sheets and have plant symbols, plant labels with quantities, and a plant schedule upon first submission.

RESPONSE: Noted.

Sight Triangles

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

RESPONSE: Noted.

5. CSP 1 falls within the designated "Golf Club Neighborhood"

- A. The landscape Image for this neighborhood includes: "Formal soldier rows of street trees; alley plantings and flowing parterres".
- B. This neighborhood is designed as a traditional walkable neighborhood characterized by detached sidewalks and formally landscaped park strips.
- C. Local streets will be characterized by equally spaced rows of deciduous shade trees which, over time, will provide a shade canopy and "frame" the streetscape in a formal fashion.

RESPONSE: There were 4 neighborhood themes in the FDP at the time of the pre-app, Golf, Homestead, Village Center, and Family Sports. The Village Center theme is for PA M-1 which is was not a part of this amendment. The Master Plan Amendment #3 includes three distinct neighborhoods however the assignment of an individual theme to each neighborhood has been removed. The intent is to have one overall cohesive theme for Kings Point which ties the community together through landscape and monumentation. Each neighborhood may utilize all of the themes for architectural variety. The proposed plan is in line with the Homestead theme.

6. " CSP 2 falls within the designated "Homestead Neighborhood"

- D. The landscape Image for this neighborhood includes Informal picturesque landscaping, commonly composed through the use of agrarian-oriented indigenous and drought-tolerant plant materials. Formal orchard and crop-row style grids.
- E. This neighborhood preserves natural drainages that contain riparian vegetation.
- F. Requires a 25-foot landscape buffer adjacent to Chenango.

RESPONSE: There were 4 neighborhood themes in the FDP at the time of the pre-app, Golf, Homestead, Village Center, and Family Sports. The Village Center theme is for PA M-1 which is was not a part of this amendment. The Master Plan Amendment #3 includes three distinct neighborhoods however the assignment of an individual theme to each neighborhood has been removed. The intent is to have one overall cohesive theme for Kings Point which ties the community together through landscape and monumentation. Each neighborhood may utilize all of the themes for architectural variety. The proposed plan is in line with the Homestead theme.

7. Street trees are required at a ratio of one street tree per 40 linear feet along all street frontages. Street trees shall be provided in the curbside landscape when a detached walk is provided or 4'-5' from behind the back of walk when an attached walk is provided. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility.

RESPONSE: Noted.

8. UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. Curbside landscape widths three feet or less may be rock mulch, no white rock. Curbside landscape widths four to six feet in width shall be shrubs, ornamental grasses and perennials at a ratio of one shrub/grass per 40 square feet of curbside landscape. Grasses may only be provided to a maximum of 40%. Shrubs and grasses must be five-gallon size at time of installation. For curbside landscapes six to ten foot in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. Any curbside landscape areas ten feet in width or greater may be sod if desired.

RESPONSE: Noted.

Residential Yard

9. All new single family detached, attached and two-family residential homes shall provide for front and side yard landscaping for corner lot yards visible from public view to meet the water-wise or turf landscape options. The city does offer developers a \$1,000 tap credit for each home that has a separate meter and participates in the "xeric" front yard landscape requirements.

RESPONSE: There are no residential landscape designs in this submittal.

Private Common Open Space/Tract Landscaping

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

RESPONSE: Noted.

Special Landscape Buffer for Development Adjacent to I-79, I-225, E-470, Public Parks, Open Space and Trails

11. A 25' wide special landscape buffer is required along the E-470 Multi-Use Easement on the south side of CSP 2. The applicant shall work with the E-470 Authority when developing their site layout to determine whether the buffer may be provided within the multi-use easement or whether it shall be located outside the easement on the applicant's property. The buffer shall contain one tree and 10 shrubs per 30 linear feet of buffer. The E-470 Authority has an approved trail design for this portion of the corridor and the applicant shall coordinate with the Authority and the Parks Department on the type of buffer plant material to be provided.

RESPONSE: Noted.

Site Entryways and Intersections

12. Provide a distinctive landscape feature at each site entrance.

RESPONSE: Small monuments/features have been included in key locations. A primary entry monument has been included as part of ISP West at Parker Rd and E. Aurora Parkway.

Detention and Water Quality Ponds

13. The city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Some examples of LID techniques are

depicted in the images below and include permeable pavements, vegetative swales and rain gardens.

RESPONSE: Detention and water quality is proposed for the development at the locations indicated. LID techniques will be evaluated for more specific individual uses (i.e. commercial development).

Irrigation

14. All developments shall install an automatic irrigation system for landscape areas.

RESPONSE: Noted.

Building Design Standards

15. 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. Please note that, in addition to the UDO Design Standards, the King's Point Master Plan outlines specific standards related to community theming, landscaping, and architectural style and design.

RESPONSE: Noted

Exterior Lighting

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

RESPONSE: Light Typical for street lights have been included.

Signs

17. Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations.

RESPONSE: Noted.

Adjustments

18. 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: Noted.

Submittal Reminders

CAD Data Submittal Reminders

1. 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.

RESPONSE: Noted.

PDF Requirements

2. 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.

3. **Mineral Rights Notification**

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

RESPONSE: Included

Oil and Gas Development – Jeffrey Moore

General Landscape Plan Comments

1. 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-ways. It appears that there is a pipeline and associated easement running North and South through the CSP 1 portion of your development area. It is owned and operated by Magellan Pipeline Company.

RESPONSE: This pipeline is being coordinated with Magellan and will be relocated through a portion of the site.

Parks, Recreation & Open Space Department (PROS)

Project Characterization

1. Your proposal includes new lots within the Kings Point Master Plan which still needs to be updated.

RESPONSE: Amendment #3 has now been approved.

FDP Update

1. The FDP update for Kings Point has not yet been submitted. All proposed park and open space will need to comply with the FDP including the Form J and Open Space map for triggers, timing, responsibility, programming, size and design. PROS will need at least one full review and general understanding of all components proposed for the park and open space system before reviewing any subsequent site plans.
 - A. All lots must be within ½ mile to a neighborhood park or ¼ mile to a pocket park.
 - B. All neighborhood should have open space including trails and other usable areas that connect back into the regional trail network.
 - C. Neighborhood parks must be 3 acres minimum in size and may not be surrounded entirely by roadways.
 - D. Any lots directly adjacent to parks or open space are required to have an open space style fence with pet mesh which may be 4-6' per the manual.
 - E. All programmatic elements required within parks and open space shall be clearly spelled out in the Form J and comply with the PROS manual linked above.

RESPONSE: The proposed plans meet the approved Master Plan Amendment #3 Form J requirements.

Forestry Division

Tree Protection Plan (TPP)

1. This site is subject to the Black Forest Ordinance. There is an existing Tree Protection Plan (TPP) for this property that must be updated due to conditions of trees and the number of proposed changes that have been shown on this plan.
 - A. The TPP should be a stand-alone document but submitted in conjunction with the Development Application/Master Plan and should include a signature block for Forestry – an example can be viewed on previous TPP's for other Black Forest areas.
 - B. This document includes an inventory of trees, including candidates for preservation, removal, and relocation. This will also include the mitigation requirements for those trees removed– the dollar value and the inches required to be planted back onto the site. In the case of Ponderosa pine removal, it is required that Ponderosa pine are replaced back onto the site.
 - C. If there are trees to be preserved within the construction limits, then an escrow account will need to be set up. This amount is based upon The Guide to Plant Appraisal published by the International Society of Arboriculture. This will be provided to you by the entity that will perform the inventory. Forestry will need to meet with the Consulting Arborist who conducts the inventory to collaborate on the appraisal.

RESPONSE: Tree Protection Plan has been updated to address the condition of trees and the proposed changes for Kings Point.

Black Forest Ordinance

2. The Tree Preservation Policy is still in effect for this property, so if other species besides ponderosa pine are found on the site and will be impacted, they will require mitigation as well. Please show these species on the TPP in a separate table.

RESPONSE: Noted.

Plan Approval

1. The TPP must be approved before the commencement of any development activities. The TPP also must be approved before the Civil Plans and, in this case, the Master Plan is approved.

RESPONSE: Noted.

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

RESPONSE: Noted.

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

RESPONSE: Noted.

4. The TPP will be recorded at the County level once it is approved. This is binding on the property owner, and the owner's heirs, successors, and assigns.
RESPONSE: Noted.
5. The penalties set forth, if the plan is not followed and trees are injured or removed, include imprisonment not to exceed one year or fined an amount not to exceed one thousand dollars, or both.
RESPONSE: Noted.

Ash Trees Prohibited

1. Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that no ash species are on your plan.
RESPONSE: Ash trees are not utilized in the landscape plan.

Aurora Water

Key Issues

1. Each phase of development requires a looped water supply.
RESPONSE: Noted
2. Show irrigation meters on site plans or civils to ensure that necessary easements are dedicated prior to civil plan approval.
RESPONSE: Noted.
3. Civil plans cannot be submitted until the MUS is approved. A key item of utility construction is the removal of the lift station and installation of the metering vault.
RESPONSE: The Master Utility Study was approved on 06/15/22.
4. A domestic allocation agreement will be required for connections 2" and larger.
RESPONSE: Noted.

Utility Services Available

5. Water service may be provided from: N/A
RESPONSE: City of Aurora
6. Sanitary sewer service may be provided from: N/A
RESPONSE: City of Aurora
7. Project is located on the following Map Pages: 28M, 28N, 27R
RESPONSE: Noted.

Utility Service Requirements

8. A Site Plan is required for this project and must show existing and proposed utilities including:
 - A. Public/Private Mains
 - B. Service Lines
 - C. Water Meters
 - D. Fire Suppression Lines
 - E. Fire Hydrants necessary to service your development
 - F. All utility connections in the arterial roadway are required to be bores.**RESPONSE: Noted.**

Utility Development Fees

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

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

RESPONSE: Noted.

Public Works Department

Key Issues

1. The applicant will be submitting separate applications for each of the Filings (Filings 1 and 2).
RESPONSE: Separate applications are provided
2. An update to the Master Traffic Impact Study (MTIS) for the Kings Point development is currently being completed. Once the update MTIS is approved COA Traffic Engineering will determine the traffic study requirements for each of the Filing submittals and provide them to the applicant. Roadway network proposed for these Filings needs to match the updated MTIS. See below for more information.

RESPONSE: Noted.

3. Traffic signal escrow may apply pending review of the MTIS.
RESPONSE: Noted.
4. Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways.
 - A. Conduit
 - Conduit material shall be Schedule 80 HDPE (or similar).
 - A # 14 AWG stranded copper conductor shall be installed for city underground locating purposes.
 - A nylon pull tape with a minimum 1,250 lb. tensile strength shall be installed in all new conduit.
 - B. Pull Box
 - Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
 - City conduit shall be installed into City Pull Boxes.

RESPONSE: Conduit and pull box locations will be shown on the construction plans.

5. Show all adjacent and opposing access points on the Site Plan.
RESPONSE: All access points to Kings Point Drive are full movement.
6. Label the access movements on the Site Plan.
RESPONSE: All access points to Kings Point Drive are full movement and have been labeled as such on the overall site plan. Additionally, access movements were labeled on the ISP East Package.
7. Objects and structures shall not impede vision within the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13. In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.
RESPONSE: Noted.

8. 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: The note has been added to the Landscape Plans.

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

RESPONSE: Noted. Note is included as Overall Site Note #1 on the Cover Sheet of the CSP.

ROW/Plat

1. Designate a Public Access Easement along all private streets.
RESPONSE: A Public access easement has been designated across Tract N. Added as part of Specific Site Plan Note 3.
2. A traffic signal easement shall be required at multiple intersections identified and warranted in the update MTIS to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.
RESPONSE: noted

Traffic Signal Escrow

1. Multiple intersections are potential candidates for a future traffic signal as determined by the updated MTIS, if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:
 - (Applicant/owner name, address, phone) shall be responsible for payment of 50%/100% of the traffic signalization costs for the intersection of _____ and _____, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant /owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

RESPONSE: Noted.

Traffic Impact Study

1. After the update MTIS is approved COA Traffic Engineering will determine the traffic study requirements for each of the Filing submittals and provide them to the applicant. The Traffic Study requirements that will be required for each of the Filings would include some and/or all of the following items:
 - A. Existing, buildout and 2040 average daily traffic counts.
 - The City can provide some historic count data, but the City has also taken pre-post COVID19 count data that can support scaling of counts taken during this time. Coordinate, via email, with Steve Gomez on this item.
 - Trip Generation from the site.
 - Site Circulation Plan

- B. Include detailed analysis of:
 - All site access points.
 - Key intersections in the vicinity of the site.
- C. Signal Warrant Analyses of potential signalized intersections as identified in the MTIS– Warrant 1,2,3 all to be included (collect 72 hr tube counts for analysis)
- D. If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.
- E. Analysis of pedestrian connectivity.
- F. Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHWA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

RESPONSE: Noted.

Engineering Division

Improvements

1. Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.
RESPONSE: Standard sections used for Local Types 1 and 2 and Alternative 2 Lane Collectors .
2. 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: Noted.
3. 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. Detailed grading of the curb ramps shall be included in the civil plans.
RESPONSE: Noted.
4. Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required, and the curb return radii shall be labeled on the plan.
RESPONSE: Noted.
5. 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: No railings are required.
6. 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: Retaining walls are indicated on the plans with maximum height and material type.

7. The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.
RESPONSE: Noted.
8. 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.
9. Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the Roadway Design & Construction Specifications, October 2016 edition.
RESPONSE: No such conditions exist.
10. 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: Conceptual light locations are shown.

ROW/Easements/Plat

1. ROW dedication is required for public streets.
RESPONSE: Noted.
2. 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: The appropriate radii are provided.
3. 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: Proposed easements are shown.**

Drainage

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

RESPONSE: A Preliminary Drainage Report is included with this submittal.

2. 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: We will continue to coordinate with MHFD as necessary.

3. Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Mile High Flood District (MHFD) has created a spreadsheet form (called SDI Design Data) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the SDI Design Data and uploading to the web portal. Public Works Engineering will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued.

RESPONSE: Noted.

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

RESPONSE: Detention is provided.

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

RESPONSE: Noted.

6. Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.

RESPONSE: Noted.

7. 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: No alley loaded products are proposed.

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

RESPONSE: Noted.

9. Storm sewer system does not extend to this site.
 - Extend storm sewer to this site; or
 - Discharge onto the street through a chase; or

- Discharge onto the adjacent property in accordance with the approved master drainage study/preliminary drainage study for this development.

RESPONSE: Storm sewer will be provided to the site per the Infrastructure Site Plans currently under review by the City.

Fire/Life Safety Comments – Building Division

Key Issue

1. Since revisions will be needed to the existing FDP, various master studies, and forth coming ISP the following Fire/Life Safety comments will primarily be focused on the establishment of two points of emergency access and a looped water supply to the overall site. Once approved, pre-application meetings on site specific comments will follow at the time of CSP and Civil plan submittals.

RESPONSE: Noted.

Fire Hydrants

1. 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.

RESPONSE: Noted. Fire Hydrant locations have been coordinated with the City of Aurora during the ISP East Review process.

Fire Sprinkled Structures

1. The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2015 IFC and IBC.
 - Our jurisdiction has amended the IFC through a city ordinance that removes the requirement for fire sprinkling R-3 Single-Family residences. During the pre-application meeting it was stated that these units would be IRC R-3 Occupancy. If this is changed to IBC R-2 occupancy, then a fire sprinkler system will be required for these units.

RESPONSE: Noted.

Phasing Plans

1. A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals.
 - A. As each CSP and Plat are submitted, a possible land dedication for placement of a Whelen Siren system will be assessed.
 - B. 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).

RESPONSE: Noted.

Real Property Division

Subdivision Plats

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

RESPONSE: Final Plat has been submitted with this application.

2. 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 meeting. Please bring two sets of the plat.

RESPONSE: Per phone conversation between Darren Akrie of the City and Aztec Consultants, no pre-submittal meeting is required.

Site Plans

1. A Site Plan will be required by the Planning Department.
RESPONSE: Included
2. 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:
 - A. Dedications Packet
 - B. Easement Release
 - C. License Agreement Packet

RESPONSE: Noted.

3. 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: Noted

4. 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 8-10 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: Noted

5. No portion of roof overhangs or footers may encroach into easements. However you may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.). If allowed, these types of encroachments require a License Agreement. Requirements can be found in the License Agreement Packet. It takes 8-10 weeks to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.

RESPONSE: Noted

6. If a requirement for new street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact Leslie Gaylord at 303.739.7901 for additional details and contact information.

RESPONSE: Noted

Civil Engineering Plans

Aurora Water

General Requirements

1. Utility Plans will be required with the Civil Engineering Plans:
 - A. Utility Plans must include:
 - Fixture Unit Table and Meter Sizing Tables
 - Water Service and Water Meter locations
 - Sanitary Sewer Service Lines
 - Resistivity Tests for any public water mains installation per Section 20 of the Utility Manual.
 - B. Cross Connection Control Devices are required for:
 - Fire Service Lines
 - Commercial and Domestic Water Service Lines
 - These devices are required to be located within the building or within a heated and drained vault after the water meter.

RESPONSE: Noted.

Construction Stormwater Quality Requirements

2. Utility Plans will be required with the Civil Engineering Plans:
 - C. A Stormwater Quality Discharge Permit and Stormwater Management Plan and Report will be required for this project. See the latest revision of the City of Aurora Rules and Regulations Regarding Stormwater Discharges Associated with Construction Activities Manual (SWMP Manual) for more detailed requirements. A Colorado Discharge Permit System (CDPS) (CDPS) permit may be required by the State Health Department if a City of Aurora Stormwater Quality Discharge Permit is required.
 - D. CAD Data Submittal Standard: The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the city for signature sets and on capital projects funded by the city.

RESPONSE: Noted.

Public Works Department

Traffic Division

1. The Construction Documents shall include an Interim and an Ultimate Signing and Striping Plan, a Traffic Signalization Plan, and Traffic Control Plans. If lane closures are required per the Traffic Control Plans, occupancy fees will apply. The calculation for these fees is available on the city's website or in the Development Handbook.

RESPONSE: Noted.

2. Critical Traffic Control Areas, as identified by the Traffic Manager during Civil Plan review, are circumstances that develop resulting from temporary modifications to the roadway network. Critical Traffic Control Areas can include, but are not limited to:
 - A. lane closures resulting in reduction in vehicles capacity greater than 50%,
 - B. proximity to intersections, access drives, rail lines,
 - C. locations with higher multimodal movements, or
 - D. other special circumstances

RESPONSE: Noted.

3. The Construction Documents shall include an Interim and an Ultimate Signing and Striping Plan, a Traffic Signalization Plan, and Traffic Control Plans. If lane closures are required per the Traffic Control Plans, occupancy fees will apply. The calculation for these fees is available on the city's website or in the Development Handbook.

When identified, the contractor shall submit Traffic Control Plans (TCPs) to the city through the Public Improvement Permit Application process for the city's review as soon as possible or a minimum of four weeks in advance of construction. In addition, as part of the Public Improvement Permit and TCP, the contractor may be required to provide advance notice (minimum two weeks) to nearby impacted users. Notifications by the contractor may be required to neighboring residences, businesses, or impacted operations of emergency response entities (law enforcement, fire, and medical), transit, delivery companies, etc., as determined by the Traffic Manager at time of the TCP review.

RESPONSE: Noted.

4. Place a note on the Construction Site Plan or Grading Plan indicating all construction vehicles (including construction workers' vehicles) shall access the site from designated truck routes, via Aurora Parkway and not through the adjacent residential neighborhood(s).

RESPONSE: Noted.

Engineering Division

General Requirements

1. All new developments and redevelopments are required to develop and implement a permanent condition Stormwater Management Plan (SWMP) in conjunction with the overall drainage plan for the site. The SWQCP shall be included in and become part of the preliminary and final drainage reports. The SWQCP shall discuss and propose the solutions to permanently enhance the quality of stormwater runoff through the site.

RESPONSE: Noted.

2. The SWMP shall be developed by applying the permanent water quality "best management practices" described in Volume 3 of the USDCM. The SWMP shall be shown in a separate section of the drainage report. Proposed permanent stormwater quality enhancement facilities shall be sized and located on the drainage map (see section 2.42, "Storm Drainage Design and Technical Criteria" manual). The development community is encouraged to use multiple BMPs in creative and non-traditional site design to achieve the water quality objectives.

RESPONSE: Noted.

3. A drainage easement is required for stormwater quality detention ponds. This easement shall connect to an access easement that ties to public right of way for access to the facilities. These easements shall be executed prior to the approval of the Civil Plans.

RESPONSE: Drainage easements are shown.

4. An Inspection and Maintenance Plan (I and M Plan) shall be developed concurrently with the design of the permanent BMP's and submitted with the final drainage plan and report for approval. See the 2010 Storm Drainage Design & Technical Criteria manual's appendices for direction on preparing an I and M Plan, including the Maintenance Agreement. A signed Maintenance Agreement shall be submitted to the Water Department prior to issuance of a certificate of occupancy, or if no CO, then prior to approval of the Civil plans.

RESPONSE: Noted.

5. The civil plans will not be approved until the preliminary drainage report/letter is approved and the plat is ready for recordation.

RESPONSE: Noted.

Roadway Design and Construction Specifications

1. Roadway construction shall conform to the "City's Roadway Design and Construction Specifications" latest edition. The city considers the burden on you (the developer) for not only your front footage, but also to construct all needed offsite transitions to match the existing roadway(s).

RESPONSE: Noted.

2. All road cuts or other roadway disturbances within the City of Aurora's public right-of-way shall be repaired and restored according to the standards specified in Section 36 of the city's Roadway Design and Construction Specifications, and any other requirements specified elsewhere. If more than 500 square feet of existing roadway is disturbed within one block, the construction area shall be milled and overlaid prior to the issuance of the Certificate of Occupancy.

RESPONSE: Noted.

3. . Fire lanes. All primary fire lanes shall be constructed to an improved pavement surface (concrete, asphalt, or pavers). Secondary accesses in landscaping and other areas, need to be designed in accordance with the city's adopted Fire Code requirements, but may be permitted to utilize other materials and options. The proposed secondary access materials shall be approved by both Life Safety (Fire Marshal) and the City Engineer.

RESPONSE: Noted.

Building Plans

Key Issue

1. No building division comments.

RESPONSE: Noted

Real Property Division

1. . Reminder – Prior to building plans submittal, processing of any/all required separate documents should be started so that this process does not interfere with permit issuance.

RESPONSE: Noted.

Construction Phase

Aurora Water

Utility Connection Fees

1. Water Service Connection Fee
2. Metro Sanitary Sewer Connection Fee
3. Sanitary Sewer Connection Fee

RESPONSE: Noted.

4. Wet Tap Fees:

- Apply when making connections to existing water mains for water line extensions, fire hydrant lines, and fire service lines.

RESPONSE: Noted.

5. Irrigation Water Meter Fees:

- Will be calculated in accordance with the City Ordinance for irrigated common areas in Single-Family Detached and Commercial areas.
- The Landscape Plan must identify the "NON-WATER CONSERVING" and "WATER CONSERVING" areas used for the meter fee calculations.

RESPONSE: Noted.

Public Works Department

Engineering Division

1. A geotechnical and pavement design report is not required for paving of new or existing private parking lots, fire lanes, driveways, and private streets (other than TODs and Urban Centers). The civil plans shall have the default pavement thickness, obtained from the Roadway Manual, labeled on the plans and a note indicating the type of soils within the project, unless the developer submits a pavement design for review and approval. A paving permit for this private infrastructure is not required. A Private Development Pavement certification shall be required to be submitted prior to issuing a Certificate of Occupancy. See Section 5.01.2.02 for more information. The developer/contractor is responsible for the required testing, backfill, and compaction for all wet utilities prior to paving. It is the developer/contractor's risk to begin paving without the initial acceptance of the wet utilities. Public streets are required to have geotechnical and pavement design reports approved before a paving permit will be issued. Please note the requirement for composite pavement sections in Section 5.00. Also, streets are required to have French drains (for concrete pavements and bituminous composite pavement sections) at the back of curb at low points in the streets and be extended 100-feet on both sides of the low point, unless the geotechnical pavement design report indicates the presence of high ground water. Then, the French drains shall be extended in accordance with the recommendations of the pavement design report.

RESPONSE: Noted.

2. A new Certificate of Occupancy needs to be issued for this site. Aurora City Code requires all public improvements (see definition below) be completed, escrowed for, a deferral granted, or have a Public Improvement Plan (PIP), indicating when the improvements will be installed, in place prior to issuance of the Certificate of Occupancy.

RESPONSE: Noted.

3. Public improvements shall mean and include, but not by way of limitation, the construction, reconstruction, and improvement of the following:
 - A. Major and minor arterials
 - B. Collector Streets

- C. Local streets
- D. One-half of all streets abutting subdivided or platted land, including any required offsite transitions back to existing street sections
- E. Fire lanes
- F. Alleys
- G. Culverts
- H. Curbs, gutters, curb ramps and sidewalks
- I. Monuments and range boxes
- J. Sanitary sewer mains, including laterals to each lot line
- K. Storm drainage
- L. Detention and water quality facilities, including necessary structures
- M. Channel facilities
- N. Street lighting
- O. Water mains, hydrants and valves
- P. Tree plantings and landscaping
- Q. Repairs and replacements thereof necessitated by construction activity pursuant to issuance of a City of Aurora certificate of occupancy.

RESPONSE: Noted.

Building Plans

Key Issue

1. No building division comments.

RESPONSE:

Please feel free to contact me with any questions you may have.

303-632-8867

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Marck", with a stylized flourish extending to the right.

Jeff Marck