



August 7, 2024

City of Aurora, Planning Department
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Fulenwider Master Plan – 60th Ave & Weasel Drainage & Possum Gully Drainageway ISP
(#1810359)/Pre-Application Response to Comments

Dear Cesarina Dancy,

Thank you for taking the time to discuss our plans for the Box Elder – 60th Ave & Weasel Drainage & Possum Gully Drainage Way ISP application. We have reviewed the comments provided July 03, 2024 and have responded in the following pages.

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

Sincerely,
Norris Design

A handwritten signature in blue ink, appearing to read "Eva Mather", with a long horizontal flourish extending to the right.

Eva Mather
Principal



Key Issues:

- ▶ Master Plan: Ensure the Infrastructure Site Plan is consistent with the Fulewider Master Plan and Public Improvement Plan, the High Point at DIA Master Plan north of the E. 60th Avenue alignment, as well as the Skydance Master Plan, which includes Tibet Road improvements as part of the Skydance Infrastructure Site Plan (CN 2023-6052-00).
- ▶ E-470 Multi-Use Easement: The E-470 multi-use easement is located along the eastern boundary of the subject property. The encroachment of buildings, vehicular drives, sidewalks and/or detention and water quality pond infrastructure is prohibited within the easement.
- ▶ Maintenance Access: Maintenance Access for Weasel Drainage and Possum Gully shall be provided for drainage ways, infrastructure and utilities. Access may, but is not required to, double as a trail.
- ▶ Aurora Water: All utilities must be installed in conformance with the approved Master Utility Study (MUS 220131). Please provide a MUS letter of conformance with civil plan submittals.
- ▶ Sanitary: Offsite sanitary sewer must be extended under E-470 to provide service. No CO's will be issued until such time as the downstream infrastructure is constructed and initially accepted by Aurora Water.
- ▶ Mile High Flood District (MHFD): A MHFD stream corridor (Possum Gully and Weasel Drainage) has been identified adjacent to or within your site or your project constructs, modifies, or discharges into a Regional Facility. It is advised that coordination with City, who will include the MHFD in the meeting, is started as soon as possible with a drainage kickoff meeting.
- ▶ Traffic: The ISP will need to align with adjacent development along 60th Avenue and be in conformance with approved Traffic Impact Studies. Previously approved Traffic Impact Studies/Letters are available through this link.
- ▶ Trail Crossing: Where a regional trail intersects with an arterial street, a grade-separated crossing shall be required (with either a bridge or underpass structure). See page 13 for requirements regarding additional pedestrian crossing enhancements. For future construction along 56th Avenue, where a safe trail crossing will need to be provided, PROS requests consideration of both a grade separated crossing and an at grade entry / exit point from the trail at 56th Avenue. Where the trail connects to the proposed sidewalk mid-block, a signalized crossing shall be required for the arterial.
- ▶ Public Improvements: Public improvements shall be provided in conformance with the Fulewider Master Plan. Additional discussions are occurring internally about how best to handle the discrepancies in typical sections between the Skydance and Fulewider Master Plans for 56th Avenue, 60th Avenue, and Tibet Road.
- ▶ Bike Lane: Based on the anticipated ADT in the Master Traffic Impact Study (TIS), Traffic would be interested in discussing the possibility of a separated bike lane or shared use path in lieu of the on-street bike lanes.

Response: Noted, thank you

STEP I – PLANNING PHASE:

PLANNING DEPARTMENT COMMENTS

Key Issues:

- Conformance with the Fulewider Master Plan
- Coordinate with Skydance Infrastructure Improvements
- Dedication of Right-of-Way and Easements
- Conformance with E-470 Multi-Use Easement Design Standards

Standards and Issues:



1. Zoning and Placetype

- a. Zoning:: 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 these airports. Industry hubs and a variety of commercial, light manufacturing, distribution uses, and research and development campuses are anticipated to be developed in this classification. The proposed infrastructure supports the permitted uses in the Airport District.

Response: Noted, this proposed application reflects the approved Fulenwider master plan and is compliant with the Airport District zoning.

- b. Character Area:: This property is located within the Subarea C Character Area, which generally includes rolling, semi-arid, largely undeveloped lands with large open fields of prairie grass in northeast Aurora and mostly developed newer developments in southeast Aurora.

Response: The proposal is for infrastructure to be provided in support of future land uses as specified by the approved the Fulenwider Master Plan.

- c. Placetype:: The subject property is within the City Corridor Placetype. This placetype will contribute to the economic and fiscal success of the city. Corridors are centered along the City's major roadways, home to a wide range of uses, including commercial, retail, institutional, service and some residential. This placetype is generally auto oriented, but should also accommodate pedestrians, bicyclists and transit service. The focus of the City Corridor placetype is commercial activity such as restaurants, retail, office and commercial services. Multifamily residential and institutional uses are secondary uses and allow for the development of mixed-use projects.

Response: The proposed infrastructure site plan is in support of the Fulenwider Master Plan which provides uses in accordance with the targeted placetypes for this area.

- d. Denver International Airport AIO:: The property is within the Airport Influence District surrounding Denver International Airport (DEN). Therefore, the applicant must assure that an avigation easement has been conveyed to the City of Aurora and DEN for this application and that this easement has been recorded with the Adams County Clerk and Recorder along with the first plat in accordance with Section 146-2.6.2B.2of the UDO. 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.

Response: An avigation easement has been provided with this submittal



- e. Master Plan:: Ensure the Infrastructure Site Plan is consistent with the Fulenwider Master Plan and Public Improvement Plan, the High Point at DIA Master Plan north of the E. 60th Avenue alignment, as well as the Skydance Master Plan, which has included Tibet Road improvements in the Skydance Infrastructure Site Plan (CN 2023-6052-00).

Response: The ISP is consistent with the approved Fulenwider Master Plan and is generally consistent with the surrounding master plan public improvements.

- f. Site Plan for Infrastructure:: The application will be reviewed and approved based on the criteria in Section 146-5.4.3.B. The proposed Site Plan will generally need to identify street improvements, grading, utilities, and landscaping. Please use the "Site Plan Manual" for contents of the plan submittal. Include a Letter of Introduction with your application that describes all of the proposed improvements and any phased improvements. A signed letter of authorization must be provided for each underlying property owner that is party to the application.

Response: Noted, thank you.

- g. Phasing:: If applicable, define the phasing of improvements consistent with the phasing identified in the Public Improvement Plan (PIP). Identify a timeline for each phase, the responsible parties for installation and maintenance and describe how each phase will independently support future Site Plans. Additionally, identify any associated off-site improvements that may be required and ensure coordination regarding the construction of adjacent streets such as Tibet Road.

Response: Noted, phasing is partially reliant on the approval of this proposal and as this ISP progresses more information will be provided.

2. Land Use

- a. Historic Land Use:: The subject property is currently undeveloped. The proposed alignment of E. 60th Avenue is bounded by an Xcel Energy substation in the southeast quadrant of proposed E. 60th Avenue and Tibet Road, and overhead power transmission lines within a 150' easement that overlaps with the southern half of the proposed right-of-way.



Response: Noted, thank you.

3. Development Standards

- a. Dimensional Standards:: The Fulenwider and High Point at DIA Public Improvement Plans identify E. 60th Avenue as a 3-lane collector within an 80' right-of-way. Please see the Traffic comments for additional information. All



proposed streets need to be labeled according to the city's street standard ordinance, Chapter 126-1 and 126-36.

Response: Dimensional Standards noted and will be applied. Thank you.

- b. Right-of-Way:: The right-of-way for E. 60th Avenue can be dedicated by plat or by separate document. Please identify all existing and proposed right-of-way, easements and utilities and include the reception numbers. Utilities should not be located in the curbside landscape (between the back of curb and the sidewalk) in order to accommodate required landscaping and tree planting.

Response: Right-of-Way standards noted and will be applied. Thank you.

- c. Identify Existing and Proposed Features:: Clearly define the limits of work and identify the location(s) of significant features such as the drainage features and utility locations, including the overhead transmission lines. The protection of natural features is required.

Response: Comment noted. Thank you.

- d. Subdivision Standards:: Per Section 146-4.3.8, all subdivisions shall comply with the requirements in Section 146-4.5 at the time of Site Plan and Subdivision Plat approval. All lots shall have direct or indirect access to a dedicated public or private street. Indirect access through an easement may be approved by the city for alternative lot layouts defined in the UDO, based on considerations of pedestrians, bicycle, emergency vehicle access and safety, and through-connectivity. No subdivision of land shall result in any remainder parcel or tract that does not otherwise meet the standards for a required open space, drainage area, buffer, or other area required by the UDO.

Response: Subdivision standards noted and will be applied. Thank you.

- e. E-470 Multi-Use Easement:: The E-470 multi-use easement is located along the eastern boundary of the subject property. The encroachment of buildings, vehicular drives, sidewalks and/or detention and water quality pond infrastructure is prohibited within the easement.

Response: Comment noted and design team has begun coordination with E-470.

- f. Lighting:: Standards for exterior lighting are found in Section 146-4.9. Lighting along public streets and landscaped areas shall comply with the Aurora Roadway Design and Construction Specifications manual and be of a unified design. Include typical details of lighting on the plans.

Response: Comment noted. Thank you.

- g. Landscape, Water Conservation, Stormwater Management::
General Landscape Plan Comments - Prepare your landscape plans in accordance with the Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the following code sections 146-3.3.5. OO Motor Vehicle Fuel Dispensing Station, Section 146-4.7 Landscape, Water Conservation, Stormwater Management. Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments.



Landscape Plan Preparation - Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes. Landscape plans must have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. Landscape plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.

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

Landscape, Water Conservation, Stormwater Management Requirements (Section 146-4.7) - The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Section 146-4.7. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions. City Council passed a turf ordinance that prohibits the installation of non-functional turf. This includes all curbside landscapes. All site plans submitted after October 1, 2022 shall comply with the new ordinance. Questions regarding the ordinance should be directed to Tim York, Water Conservation Supervisor, Water Conservation Division, 303-326-8819. Refer to the UDO for alternatives to sod installation.

Response: Comment noted, thank you.

- Curbside Landscaping (Section 146-4.7.5.C.1)
Curbside landscape consisting of one street tree per 40 lineal feet and .025 shrubs per square foot has been designed in the Gun Club Road ISP. The curbside landscape shall be installed by the applicant in accordance with the approved plans.

Response: Comment noted, curbside landscape will be shown with accompanying requirement calculation table.

- Special Landscape Buffers for Development Adjacent to I-70, I-225, E-470, Public Parks, Open Space, and Trails (Section 146-4.7.5.H)
Additional standards apply to development adjacent to E-470, I-225, I-70, and public parks, open space, and trails. The purpose of these standards is to require a level of landscape quality with aesthetic characteristics appropriate for areas with high public visibility based on the type of adjacent landscape and uses. If not specifically stated in a Master Plan, buffer locations shall be determined by the E-470 Authority based upon the proposed use of their multi-use easement. Within the E-470 Multi-Use Easement, landscaping shall include a combination of dryland grasses, trees, and shrubs. A minimum of 50 percent of the required trees shall be evergreen species. Outside the E-470 Multi-Use Easement, required trees shall consist of large deciduous shade tree



species and large evergreen tree species. At least 50 percent of required trees shall be evergreen species and shrubs may consist of tall deciduous species and evergreen species planted a minimum of five feet on center. Like tree species may be grouped with spacing not less than 25 feet on center for small deciduous trees; 35 feet on center for large deciduous trees; and 15 feet on center for evergreen trees. The maximum distance between groups may not exceed 45 feet on center. Planting a single row of trees the full length of the buffer is prohibited. Shrubs shall be massed and planted between the tree groups.

Response: Comment noted, required buffer has been shown adjacent to the multi-use trail within the 75' easement per coordination and direction with ongoing E470 construction and improvements in this location. Please refer to Buffer calculation tables for more information.

- Detention and Water Quality Ponds (Section 146-4.7.3 M)
Work with the Parks, Recreation and Open Space Department (PROS) to ensure that the drainage channel improvements and the associated landscaping are integrated to meet their design standards. If detention ponds are proposed as part of the improvements, then a naturalized planting is encouraged. The area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4,000 square feet above the 100-year water surface elevation.

Response: Comment noted, detention pond landscape will be shown with accompanying requirement calculation table.

- Irrigation (Section 146-4.8.3.C)
All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the Water Department will require the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing the quantities along with a plan shall be provided that clearly delineates these areas. Contact Timothy York at 303.739.8819 or tyork@auroragov.org regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Response: Response: Comment noted, Hydrozone calculation table will be shown with accompanying hatches delineating area takeoffs.

4. Adjustments

- a. 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. Approval of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go



above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.

Response: No adjustments are anticipated at this time.

5. Submittal Reminders

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

Response: CAD Data Submittal Standards noted. A digital submission will be included.

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

Response: PDR Requirement noted. Thank you.

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

Response: A mineral rights affidavit has been provided

Pre-Submittal Meeting:

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

Please note that a separate pre-submittal meeting is required with the Land Development Review Services Division for the Subdivision Plat prior to application submittal. Please contact them directly to schedule this meeting.

Response: a presubmittal meeting at least one week prior to submitting an application has been held.

Community Participation:

The City of Aurora promotes citizen participation in the development review process. One way to promote this participation is through a community meeting. 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. Occasionally, it will be necessary to hold a community meeting to discuss the application. Your Planning Case Manager can assist and inform you if a community meeting will be required.

Response: Noted, thank you.



Community Meetings:

- Currently, the city is utilizing Kerri Drumm with Purpose Aligned Consulting to facilitate these meetings. Please work with your assigned Planning Case Manager to schedule these meetings.
- These community meetings allow applicants an opportunity to present their proposal to adjacent neighborhoods and any impacted citizens. The meetings also allow residents to share their questions and opinions about the proposal to both the applicant and City staff.
- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and land use procedures can be properly addressed. The applicant will be expected to take meeting notes and include any project-related commitments that are made to the community at these meetings. After the meeting, please continue to work with the organizations that express interest in your project to address comments and mitigate concerns.
- Additional information about Community Meetings can be provided by reaching out to the Planning Case Manager for the application or by visiting the Planning and Development Services page of the city website.
- You can also find adjacent neighborhood groups associated with your site via this link: Aurora Registered Neighborhood Associations - HOAs (arcgis.com)

Response: Noted, thank you.

Energy and Environment Development

We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information. 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 Energy & Carbon Management Commission (ECMC) for more information. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

Response: Noted, thank you.

Parks, Recreation & Open Space Department (PROS)

Key Issues:

► Maintenance Access

Maintenance Access for Weasel Drainage and Possum Gully shall be provided for drainage ways, infrastructure and utilities. Access may, but is not required to, double as a trail.

Response: Comment noted, thank you. Maintenance Access paths for Weasel Drainage and Possum Gully has been shown on all plans, refer to civil drawings for more information.

► Regional Trails

Shall be no less than ten feet (10') in width, shall be a minimum of thirty feet (30') from property lines and fences, and shall be concrete. The above dimensional requirements and setbacks result in a total minimum corridor width of 70 feet.



Response: Comment noted, thank you. 10' concrete trail has been shown on all drawings for reference only per E470 construction and improvements information received in coordination with ongoing efforts related to the MUE trail development.

► The following additional standards apply to development adjacent to E-470, I-225, I-70, and public parks, open space, and trails. A 25' special landscape is required. Landscaping shall include tree and 10 shrubs per 30 linear feet. Buffer Standards for Areas Adjacent to the E-470 Multi-Use Easement If not specifically stated in a Master Plan, buffer locations shall be determined by the E-470 Authority based upon the proposed use of their multi-use easement. UDO 4.7.5.H

- a. Outside the E-470 Multi-Use Easement - Required trees shall consist of large deciduous shade tree species and large evergreen tree species. At least 50 percent of required trees shall be evergreen species and shrubs may consist of tall deciduous species and evergreen species planted a minimum of five feet on center.
- b. Within the E-470 Multi-Use Easement - Landscaping shall include a combination of dryland grasses, trees, and shrubs. A minimum of 50 percent of the required trees shall be evergreen species.
- c. Spacing of Plantings - Like tree species may be grouped with spacing not less than 25 feet on center for small deciduous trees; 35 feet on center for large deciduous trees; and 15 feet on center for evergreen trees. The maximum distance between groups may not exceed 45 feet on center. Planting a single row of trees the full length of the buffer is prohibited. Shrubs shall be massed and planted between the tree groups.

Response: Comment noted, required buffer has been shown adjacent to the multi-use trail within the 75' easement per coordination and direction with ongoing E470 construction and improvements in this location. Please refer to Buffer calculation tables for more information.

► Trail issues

- a. Community Connections - These trails shall be no less than eight feet (8') in width, shall be a minimum of twenty feet (20') from property lines and fences and shall be concrete. (a) The above dimensional requirements and setbacks result in a total minimum corridor width of 48 feet.
- b. ADA - All trails shall meet ADA regulations. The longitudinal grade shall not exceed 5%. The cross slope shall not exceed 2%. The slope in any direction shall not exceed 5%.
- c. Hard Surface - Hard surface trails shall be a minimum five-inch (5") depth concrete with fiber mesh reinforcement. If a trail is used for other purposes besides recreation, such as serving secondarily as an access route for vehicles unrelated to trail maintenance and patrol, the concrete shall be a minimum of six inches (6") in depth with fiber mesh reinforcement.
- d. Return Radius - If the trail is hard surface, a twelve-foot (12') radius shall be at all trail intersections. If the trail is crusher fines, a ten-foot (10') radius is acceptable. If the trail is used as an access drive for utilities or drainage maintenance, the radius shall increase to twenty feet (20').
- e. Street Crossings / Grade Separation - Where a regional trail intersects with an arterial street, a grade-separated crossing shall be required (with either a bridge or underpass structure). Clearance for pedestrians and bicyclists shall be ten feet (10') in height and fourteen feet (14') in width. The bottom of a box culvert underpass and trails affected by drainage flows under bridges shall have a two percent (2%) cross



slope, and the trail surface should be above the 5 year developed flow depth at a minimum (above the 10-year developed flow depth is preferred).

Response: Comment noted. Thank you.

► For future construction along 56th Avenue, PROS requests consideration of both a grade separated crossing and an at grade entry / exit point from the trail at 56th Avenue. Where the trail connects to the proposed sidewalk mid-block, a signalized crossing shall be required for the arterial.

Response: MUE Trail alignment and connections are shown for reference only per coordination and direction with ongoing E470 construction and improvements in this location. At grade condition is shown per their layout and alignment documents provided by E470. Connections to 56th Avenue will be provided in the future pending the rest of the development of the eastern portion of 56th Avenue (West of E470), not a part of this ISP submittal.

► If warrants are not met for the installation of a signal or pedestrian activated light where any trail and Street intersect at-grade, alternative regulatory traffic control devices shall be used to restrict vehicular Movements and protect trail users. At all crossings, trail user traffic shall be controlled with a regulatory "stop" sign or other appropriate traffic control device located along the trail, which shall be Supplemental to any devices used to control the street traffic. (5) Site-specific improvements and crossing treatments recommended by PROS staff, City Public Works Department, and/or the Colorado Department of Transportation shall be incorporated, as appropriate, into all trail-street crossing designs. The application of a specific crossing solution will be determined following analysis of each crossing site and the trail circumstances and needs unique to that location. This is best done at the site planning/engineering stage of a project.

Response: MUE Trail alignment and connections are shown for reference only per coordination and direction with ongoing E470 construction and improvements in this location. Currently, there are no intersections for this trail within our project limits, thus a pedestrian signal is not needed.

Aurora Water

Key Issue(s):

► All utilities must be installed in conformance with the approved Master Utility Study (MUS 220131).

Response: Comment noted. Thank you.

► Please coordinate with Sky Dance development so that designs are consistent with the ISP.

Response: Martin/Martin is providing civil engineering services for the Sky Dance development and the two designs will be coordinated.

► Provide a MUS letter of conformance with civil plan submittals.

Response: Comment noted. Thank you.

► Storm water development fees are due at the time of Plat.

Response: Noted, thank you.

► Fire hydrants and private fire lines must be served from a looped water supply.

Response: Comment noted. Thank you.

► Each Planning Area requires a looped water supply.



Response: Comment noted. Thank you.

► Water meters must be in a landscaped area and water utility easements required if not in the ROW.

Response: Comment noted. Thank you.

► Offsite sanitary sewer must be extended under E-470 to provide service. No CO's will be issued until such time as the downstream infrastructure is constructed and initially accepted by Aurora Water.

Response: Comment noted. Thank you.

► 5' min clearance is required when crossing Aurora Water's critical infrastructure. (60" steel water main in E-470 easement)

Response: Comment noted. Thank you.

► Stormwater Management Plan (SWMP) & report required. All sediment basins and detention ponds must be designed with a 40 hr. drain time due to proximity to DEN airport.

Response: Comment noted. Thank you.

Utility Services Available:

- Water service may be provided from: Extension of mains.
- Sanitary sewer service may be provided from: Extension of mains.
- Project is located on the following Map Pages: 95S

Response: Comment noted. Thank you.

Utility Service Requirements:

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

Response: Comment noted. Thank you.

- General utility design criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual).

Response: Comment noted. Thank you.

- All commercial and industrial users that discharge wastewater to the City of Aurora are to meet Metro Water Recovery's Industrial Pre-Treatment Program. Applicants are encouraged to reach out to Metro Water Recovery early in the planning process to learn more about the program requirements.

Response: Comment noted. Thank you.

- Note that Aurora Water reserves the right to enact certain restrictions that may include curtailment of water taps or usage of non-functional turf as established by City Ordinance.

Response: Comment noted. Thank you.



- Please reference Ordinance No. 2022-46 pertaining to the use and restrictions of turf and ornamental water features.

Response: Comment noted. Thank you.

Utility Development Fees:

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

Response: Noted, thank you.

- 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, thank you.

- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules. Connection fees should be paid prior to December 31st which are subject to increases as approved by City Council.

Response: Note, thank you.

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

Response: Noted, thank you.

Stormwater Management

Key Issues:

- A Preliminary Drainage Report shall be submitted with the site plan. Note that a Final Drainage Report shall be submitted with the Civil Plans. The Preliminary Drainage Report shall be submitted at the time of the Planning Department application submittal. Refer to Sections 2.4.3 & 2.4.4/2.4.5 for submittal requirements. A review fee shall be paid to the City prior to acceptance of the Preliminary Drainage Report.

Response: Noted, thank you.

- Detention and Water Quality/EURV shall be in conformance with the Master Drainage Study and Public Improvement Plan. Ensure that the assumptions made for imperviousness in the Master Study are consistent with the proposed site. Updates to impervious values are in effect. Higher values will have to be evaluated and risks to the development assessed.

Response: Comment noted. Thank you.

- Detention and Water Quality shall be provided for all internal, perimeter, and any other roadways required by Public Works as a part of this development.
 - This site should be in compliance with the new impervious values.



Response: Comment noted. Regional Pond PG1 to provide water quality and detention storage for PA1 and PA2 development and adjacent public ROW per drainage kick-off meeting held on 7/29/24. Meeting minutes have been included with the PDR.

- The City of Aurora has adopted and applied Mile High Flood District (MHFD) criteria where appropriate. In addition to the role that MHFD plays supporting the City, a MHFD stream corridor (Possum Gully and Weasel Drainage) has been identified adjacent to or within your site or your project constructs, modifies, or discharges into Regional Facility. It is advised that coordination with City who will include the MHFD in the meeting is started as soon as possible with a drainage kickoff meeting. Begin the process by emailing aurorawaterdrainage@auroragov.org to request a meeting.
 - MHFD has offered to provide assistance to Developers with development of master drainage plans on their behalf and this can be discussed at the drainage kickoff meeting described in the above bullet.

Response: Comment noted. Thank you.

- A Drainage Report Review Checklist should be completed and signed by a professional engineer and uploaded with the Report for the first review. The Checklist can be located at the following link: Design Standards and Checklists

Response: Comment noted. PDR checklist has been included with the ISP submittal.

- The lowest point of entry (LPE) shall be minimum one-foot above all Emergency Overflow Elevations and all 100-year ponding and flow depths.

Response: Comment noted. Thank you.

- Note that Preliminary Drainage Report (PDR) review fees will be limited to the first three reviews. If additional reviews are required, fourth and greater, then new fees will be required.

Response: Comment noted. Thank you.

- The City of Aurora has an updated Drainage Criteria Manual which should be used for this and all future submittals. You are highly encouraged to read section 1.5 SIGNIFICANT UPDATES BY CHAPTER for a summary of the changes in the City's Criteria. The Manual can be downloaded at the following link: Aurora Water SDDTC 11-2023

Response: Comment noted. Thank you.

- Important reference materials can be accessed via the City's GIS tools.

Response: Comment noted. Thank you.

- Drainage references provided in these notes may not be an exhaustive list or include all potentially relevant existing or under-review documents. Approved reports and plans can be found via the City's Property Map. Please note that approved City documents before approximately the year 2000 are generally not available on the City's website and must be requested by the Design Engineer from Aurora Water. The City can only provide copies of approved Master Drainage, Preliminary Drainage, Final Drainage, and Civil Plan documents. In cases where City review of these documents is on-going and they may have some impact on the project, it is the Design Engineer's responsibility to contact the Designers of the documents under-review and coordinate designs.



Response: Comment noted. Thank you.

- Refer to Electronic Drawing Numbers (EDNs) 220143 (MDR) for supporting information related to your site.

Response: Comment noted. Thank you.

- The site is located within 5 miles of Denver International Airport. Pond drain times for sites adjacent to air operations areas are limited by FAA recommendations contained in Advisory Circular 150/5200-33C dated 2/21/2020 and by additional guidance specific to Denver International Airport. These drain time limitations are intended to minimize wildlife attractants and potential interference with air traffic. The drain time limitations preclude pond designers from obtaining the full drain times recommended by the Mile High Flood District (MHFD) for Water Quality Capture Volume (WQCV) and Excess Urban Runoff Volume (EURV). The total drain times for ponds within this area is 40 hours.

Response: Comment noted. Thank you.

- The Engineer is responsible for researching and determining if a study by Mile High Flood District (MHFD) has been completed proposing improvements within or adjacent to the Engineer's proposed development. Any such improvements may be required to be constructed as a part of that project. Coordination with the City shall be initiated in those instances at the Master Plan Level or as soon as determined with any proposed development.

Response: Comment noted. Thank you. The approved MDR for the development complies with the latest MHFD MDP for the Second Creek watershed.

- 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 State's web portal. Aurora Water 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: Comment noted. Thank you. SDI data sheets will be prepared for master planned Pond PG1.

Per City of Aurora Storm Drainage Design and Technical Criteria Section 10.11, underground detention may be used only as a last resort and must be approved by variance, 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: Comment noted. Thank you.



- Release rate for the detention pond shall be based upon the Storm Drainage Design and Technical Criteria Manual, latest revision, and in conformance with the MHFD's Master Drainage Study (MDP)/Outfall Systems Plan (OSP), as applicable.
Response: Comment noted. Thank you. Proposed Pond PG1 is being designed to meet the required discharge rates identified in the approved MDR.
- Per the 2023 Roadway Design Manual: The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Swales used for this purpose shall be sloped a minimum of two (2) percent. In no condition shall the bottom of the swale at its highest point be less than Submittal Requirements and Procedures 2-32 2023 six inches below the grade at the foundation of any adjacent structure. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
Response: Comment noted. Thank you.
- Per the 2023 Roadway Design Manual: Storm water from concentrated points of discharge from a 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: Comment noted. Thank you.
- 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: Comment noted. Thank you.
- See section 3.20 EASEMENTS AND TRACTS for specific information for maintenance access for channels, ponds, and all other storm features.
Response: Comment noted. Thank you.
- Stormwater Conveyance - Notification of Adjacent Property Owners link: Stormwater Conveyance - Notification of Adjacent Property Owners
- **Response: Comment noted. Thank you.**
- Digital files supporting this submittal should be uploaded at the time of first review, examples are CUHP, SWMM, HEC-RAS, and MHFD Detention files.
Response: Comment noted. Thank you.



Public Works Department

Key Issues:

- The ISP will need to align with adjacent development along 60th Avenue and be in conformance with approved Traffic Impact Studies. Previously approved Traffic Impact Studies/Letters are available through this link.

Response: Thank you, the proposed ISP does not change or impact the findings of the approved TIS. The approved TIS is included with this submittal.

- The trail crossing at 56th Avenue will need to be a safe crossing. Additional pedestrian crossing enhancements will be needed if the crossing is at grade.

Response: MUE Trail alignment and connections are shown for reference only per coordination and direction with ongoing E470 construction and improvements in this location. At grade condition is shown per their layout and alignment documents provided by E470. Connections to 56th Avenue will be provided in the future pending the rest of the development of the eastern portion of 56th Avenue (West of E470), not a part of this ISP submittal. Currently, there are no intersections for this trail within our project limits, thus pedestrian crossing enhancements are not needed at this time.

ROW/Plat:

- A traffic signal easement (consisting of a 75-ft corner chamfer from the intersection of flowlines) shall be required at the intersections of 60th Avenue\Tibet Street, 56th Avenue\Tibet Street, and Tibet Street\Site Access to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.

Response: Noted

Engineering Division

Key Issues:

- Public improvements shall be provided in conformance with the Fulenwider Masterplan.
 - Additional discussions are occurring internally about how best to handle the difference in typical sections between the Skydance and Fulenwider Master Plans for 56th Avenue, 60th Avenue, and Tibet Road.
 - Based on the anticipated Average Daily Traffic (ADT) in the Master Traffic Impact Study (TIS), we would be interested in discussing the possibility of a separated bike lane or shared use path in lieu of the on-street bike lanes.
 - The updated Roadway Manual has been adopted as of February 1, 2023. The link to the updated Roadway Manual can be found below.
 - The City has updated its civil plan submittal intake process which became effective June 26, 2023. A civil plan pre-submittal is no longer required. Please review the new submittal instructions here.
 - 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: We look forward to continuing the discussion on how the overall area will develop with the City of Aurora as this ISP progresses through the review process.



Improvements:

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

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

Response: Noted, thank you.

- 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: Comment noted. Thank you.

- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity. Detailed grading of the curb ramps shall be included in the civil plans.

Response: Comment noted. Thank you.

- Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required, and the curb return radii shall be labeled on the plan.

Response: Comment noted. Thank you.

- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.

Response: Comment noted, Thank you.

- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guards or handrails may be required. Structural calculations are required with the first civil plan submittal for walls that fall under the specifications listed in Table 4.02.7.03 in the Roadway Manual. Please refer to Section 4.02 of the Roadway Manual for additional retaining wall requirements.

Response: Comment noted. Thank you.

- 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: Comment noted. Thank you.

- If gates are incorporated into the design of the development, they are required to be setback from the street flow line a minimum of 35-feet or one truck length, whichever is greater.

Response: Comment noted. Thank you.

- Street lights are required along adjacent roadways. Please refer to the 2023 Roadway Manual 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: Comment noted. Thank you.

ROW/Easements/Plat:

- ROW dedication is required for public streets.

Response: Comment noted. Thank you.

- 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: Comment noted. Thank you.

- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.
 - 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. Please coordinate with Aurora Water for their alignment.
 - Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way. Please coordinate with Aurora Water for their alignment.
 - 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: Comment noted. Thank you.

Fire/Life Safety Comments - Building Division

Key Issue(s):

► The Aurora Building Division currently utilizes the adopted 2021 International Codes Series except for the 2023 NEC.

Response: Comment noted. Thank you.

Advisory Comment:

On behalf of the Aurora Fire Department, all plan reviews, permits, and inspection associated to site plans, civil plans, platting documents, the International Fire Code and fire protection systems are conducted by the Aurora Building Division's Fire/Life Safety Group. Please avoid contacting Aurora Fire Rescue or the Fire Prevention Bureau with associated questions since they will only differ your inquiries to the Aurora Building Division Fire/Life Safety Group.

Response: Comment noted. Thank you.

Accessibility Requirements:

The City of Aurora reviews accessibility requirements based on 2021 IBC, Chapter 11, the 2017 ICC/ANSI A117.1. Accessibility Requirements - Commercial

Response: Comment noted. Thank you.



Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015/2021 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015/2021 International Codes please utilize the following hyperlink: ICC Codes Online.

- As of January 8, 2022, the City of Aurora has adopted the 2021 International Codes and the 2023 National Electrical Code.

Response: Comment noted. Thank you.

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.

- Grading Plan
- Sign Package
- Signature Block
- Street Standards and Street Section Details

Response: Comment noted. Thank you.

Fire Department Access:

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

- Public Street Adjacent to Site
 - Structures greater than 30' in height and adjacent to a public street must provide a 26' wide fire area capable of accommodating aerial fire apparatus (ladder trucks). The intent is to establish a fire apparatus parking area no greater than 30' and no less than 15' from the exterior wall of the structure. This fire apparatus area must be posted as "No Parking-Tow Away Zone" to ensure availability for fire apparatus.

Response: Comment noted. Thank you.

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 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.

- Three lane roadways without medians require fire hydrants every 500' on alternating sides of the street. Please show any known site entry points to the north and south sites. Show and label any existing or proposed fire hydrants within 500' of this site development area. The fire/life safety group will assist in the placement of fire hydrants to ensure only the hydrants needed to support the site are provided.

Response: Comment noted. Thank you.

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.

- With an update of the FDP being required by the Planning Department, Fire/Life Safety is required to reassess the locations of permanent/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: Comment noted. Thank you.

Legend:

The cover sheet must include a "Site Plan Legend" reflecting both existing and/or proposed site elements that are existing or proposed within site.

Response: Comment noted. Thank you.

Phasing Plans:

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

Response: The proposed improvements associated with this ISP are not anticipated to require phasing.

Photometric Plan:

- 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".
- Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.

Response: Note to be added to the photometric site plan.

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

The notes being provided below must be included on the cover sheet of the indicated submittal type.

- (Framework and General Development Plan Note) On-Site and Off-Site Infrastructure Requirement
- (Plat Note) If Plat does not contain a Dedicated Fire Lane Easement
- (Site Plan Note) Addressing
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress

Response: Comment noted. Thank you.

Site Plan Data Block:

The site plan must include a "Data Block" on the cover sheet that reflects all items indicated within the "link" that apply to your project. Special Design Considerations:

- Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.
 - Abutting Fire Lane or Public Access Easement to Property
 - If an existing fire lane or public street must be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.
 - Access Road Width with a Hydrant
 - Aerial Fire Apparatus Access Roads



- Fire Apparatus Access Road Specifications
 - If an existing fire lane or public roadway must be removed or relocated for any reason, the portion replaced must follow the current specifications of the Public Works Department.
- Combined Fire Lane, Public Access and Utility Easements
- Construction of Fire Lane Easements and Emergency Access Easement
- Dead-end Fire Apparatus Access Roadways
- Dead-End Public Streets
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- License Agreement
 - Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement though Real Property.
- Motor Courts - Where Motor Courts and Looped Lanes are utilized please provide a dedicated Fire Lane Easement within the required width of each drive aisle (23' for Motor Courts and 18' for Looped Lanes) as depicted in the Unified Development Ordinance, Section 146-4.2.E
- No Parking is allowed within a Fire Lane Easement
- Private Streets Constructed to Public Street Standards
- Pocket Utility Easements for Fire Hydrants
- Public Street Systems Adjacent to Site
- Public Streets Constructed to the Urban Street Standards
- Remoteness
- Single Point of Access through an Adjacent Jurisdiction
- Speed Bumps
- Snow Removal Storage Areas
- Two points of Emergency Access
- Width and Turning Radius

Response: Comment noted. Thank you.

Trash Enclosure:

Per the 2021 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.

Response: Comment noted. Thank you.

Land Review Services Division

Subdivision Plats:

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

Response: Comment noted. Thank you.



- A presubmittal meeting with Land Development Review Services 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: Comment noted. Thank you.

Site Plans:

- A Site Plan will be required by the Planning Department. Land Development Review Services has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Land Development Review Services Subdivision Plat Checklist.

Response: Noted, thank you.

Separate Documents:

- A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the city, signed by the property owner as well as the appropriate city officials and recorded with the county. New easement dedications are to be done by Plat.

Response: Comment noted. Thank you.

- During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. Following are the links to additional information if needed later in your formal review process:

- Dedications Packet
- Easement Release
- License Agreement Packet

Response: Comment noted. Thank you.

- Offsite easement dedications may be required to make your project work. It's up to the developer to obtain these easements for the city, pay compensation, etc. Dedication documents must be prepared using Land Development Review Services specifications which can be found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Land Development Review Services, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.

Response: Comment noted. Thank you.

- 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 Land Development Review Services specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Land Development Review Services, it



takes about 8-10 weeks to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.

Response: Comment noted. Thank you.

- The developer may need to dedicate new easements and/or street right-of-way on the site. New easement dedications are to be done by Plat.

Response: Comment noted. Thank you.

- You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.). If allowed, these types of encroachments require a License Agreement. Requirements can be found in the License Agreement Packet. It takes 8-10 weeks to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.

Response: Comment noted. Thank you.

- Land Review Services may require a Monumented Field Survey but are unable to determine that until the 1st review is completed.

Response: Comment noted. Thank you.

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

Response: Comment noted. Thank you.