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September 19, 2022
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City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Aurora One PA 4 (#1610131)/Pre-Application Meeting held March 10, 2022

Application Number: DA 2241-004

Case Number: Pre-App #1610131

Dear Ms. Vigil:

This letter is in response to the City of Aurora's comments received following our Pre-Application Meeting, which was held on Thursday, March 10, 2022. Please see the responses following the comments in *red italics*.

Key Issues:

- ▶ Aurora One Master Plan: The proposed development is located within Planning Area 4 (PA-4) of the Aurora One Master Plan. In addition to the city standards within the Unified Development Ordinance (UDO), the site orientation and design, architecture, circulation, landscaping, public improvements, etc. should also comply with the standards outlined in the Aurora One Master Plan. If any conflicts arise between the UDO and the Master Plan, the more stringent provision will generally apply. *Noted.*
- ▶ Proposed Land Use: Proposed Land Use: Motor courts (clustered single-family homes), and Two-Family Dwellings are not permitted uses within the MU-R zone district. Please continue to work with Planning toward a resolution. *Noted. Townhouses and duplex units are being proposed in this submission. Per an email dated June 2, 2022 from Jeannine Rustad, where the Master Plan Calls out duplexes, they can be used.*
- ▶ Common Space and Amenities: According to the Aurora One Master Plan, a 6.20-acre neighborhood park was planned adjacent to the detention pond for this portion of the development. As illustrated on the proposed site plan, it is unclear whether the park is still planned to be the same size. The Master Plan sets forth design standards for the parks, open spaces, and amenities. The Master Plan states that there is a minimum 150' of the perimeter of a park shall be bordered by a private or public street. *The park size, amenities, and street alignment is being addressed in the Aurora One ISP and Parks Master Plan packages and will not be addressed as a part of this submittal.*
- ▶ Detention Pond: As the detention pond is part of the stormwater management system for Planning Area 4, the park, which is in Planning Area 3, must be developed prior to or concurrently with the development of Planning Area 4. *Noted. The pond and park are being designed and reviewed as a part of the Aurora One ISP and Park Master Plan.*

- ► Special Landscape Buffer: 25' special landscape buffer is required for this development. See page 15 for further information on this buffer requirement. *Noted. A 25' buffer is provided adjacent to the park.*
- ► Roadway Network: Your site abuts what was identified in the master plan as a neighborhood park. Per the Parks, Recreation and Open Space (PROS) manual, neighborhood parks may not be surrounded by roadway. At this time, it is unclear whether this space will remain as neighborhood park or open space. Please connect with PROS and the master developer prior to submittal to note whether there are issues with the abutting roadway. *The park size, amenities, and street alignment is being addressed in the Aurora One ISP and Parks Master Plan packages and will not be addressed as a part of this submittal.*
- ► Pedestrian Circulation: Due to the orientation of the detention pond adjacent to this development, there is no pedestrian circulation with the southern park/open space to the south. It is likely that a connection may have to meander through the special landscape buffer based on the outcome of the neighborhood park design. Please coordinate with Parks, Recreation and Open Space (PROS) prior to formal submittal to determine whether a 6' trail connection will be required within the landscape buffer. *A connection to the park area has been made north of the pond. Coordination with Alex Grimsman is underway.*
- ► Detailed Traffic Impact Study: A Detailed Traffic Impact Study (TIS) in conformance with the Aurora One Master Traffic Impact Study (MTIS) will be required for this development. *Noted.*
- ► Public Improvements: Public improvements shall be provided in conformance with the approved Public Improvement Plan (PIP). The eastern roadway network identified in the approved PIP shall be provided with this site plan. The adjacent improvements shall be completed and accepted prior to the issuance of the Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO). The Infrastructure Site Plan (ISP) shall be approved prior to the approval of this site plan. *Noted.*
- ► Mile High Flood District (MHFD): This application will be referred to MHFD for review and comment. It is advised that coordination with MHFD is started as soon as possible. *Noted.*

STAFF COMMENTS - PRE-APPLICATION MEETING

Planning and Development Services Department

The Planning comments are numbered. When submitting an application, please include a letter of introduction responding to each of the numbered comments, including key issues from other departments.

KEY ISSUES:

- Duplexes are not considered a permitted use; although illustrated in the Design Standards, the UDO requirement will apply in this case. The reference to "Single-Family Attached" with the duplex subcategory conflicts with code. Furthermore, the proposed layout is not consistent with duplexes; a motor-court style development is the illustration, which is not permitted by code in MU-R. *Noted. Townhouses and duplex units are being proposed in this submission. Per an email dated June 2, 2022 from Jeannine Rustad, where the Master Plan Calls out duplexes, they can be used.*
- The Traffic Impact Study (TIS) illustrates a transportation network with internal connectivity as well

as a collector road connection west of the detention pond. The expectation is that this network will be utilized for this planning area. **Noted.**

► Green Courts may be considered in this planning area. **Noted.**

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The MU-R district is intended to serve “image making” areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers. The MU-R district allows for a mix of medium- to high-density residential and regional commercial uses, as well as other uses as shown in Table 3.2-1 (Permitted Use Table). The MU-R district intends to promote a distinctive, unified character and to ensure high quality development. More specifically, the district intends to promote: **Noted**

1. A larger scale of development that presents a recognizable skyline or silhouette, and a visible transition in building massing and concentration from a visible focal point;
2. A safe and pleasant pedestrian and bicycle environment connected to the streets and walkways;
3. Nodes for multi-modal movement, including mass transit facilities; and
4. A pleasant visual environment with high-quality architectural materials, properly sized and positioned signage, and intensive landscaping with generous outdoor common areas.

1B. Overlay Districts

Avigation Easements

Because the property is within the Airport Influence District surrounding Buckley Air Force Base, an avigation easement with the city and the airport shall be conveyed by the person subdividing lands or initiating construction of any structure on already subdivided lands. Such avigation easement shall be an easement for right-of-way for unobstructed passage of aircraft above the property and shall waive any right of cause of action against the city of associated airport arising from noise, vibrations, fumes, dust, fuel particles, and other effects caused by aircraft and airport operations. The avigation easement shall be in a form approved by the city and shall be recorded in the office of Clerk and Recorder for the county where the property is located before permit or plat approval is granted. **Noted. An Avigation Easement will be provided with the second submittal**

The avigation easement form can be found [here](#). Please contact Karen Hancock at 303-739-7107 or khancock@auroragov.org with any questions you may have.

1C. Placetype

Urban Districts will be critical to the economic and fiscal health of the city because they are the centers of employments, culture and activity. The Urban District is the city’s most intensely

developed area with mixed-use, entertainment, institutional, retail, restaurant and multifamily residential as defining uses. In the absence of a single “Downtown Aurora.” This placetype creates a unique mix of uses in a relatively dense urban fabric, that provides a pedestrian-friendly environment and a place to live, work, shop, dine, recreate and more. It is distinguished from other placetypes by density, scale and the prioritization of multimodal transportation.



1D. Aurora One Master Plan

The proposed development is located within Planning Area 4 (PA-4) of the Aurora One Master Plan. In addition to the city standards within the Unified Development Ordinance (UDO), the site orientation and design, architecture, circulation, landscaping, public improvements, etc. should also comply with the standards outlined in the Aurora One Master Plan. If any conflicts arise between the UDO and the Master Plan, the more stringent provision will generally apply.

Noted.

Planning Area 4 (PA-4) is identified as the Village Park neighborhood, which is characterized by single-family attached and multi-family development. The guiding principles for the Village Park neighborhood include using a visually cohesive neighborhood that includes a pedestrian-friendly road network and streetscape design, a diversity of architectural character, and connections to the adjacent Village Gardens open space. *Noted. The site plan proposes a mixture of single-family attached residential development (attached townhouses and duplexes).*

2. Land Use

2A. Proposed Land Use

The proposed site plan includes 6-pack single-family detached homes along the eastern portion of the planning area, as well as single-family attached (townhome) products in the western portion of the planning area. In the pre-application meeting, staff was informed that the 6-pack areas were intended to be Two-Family Dwellings (Duplex). A revised site plan for this area has not been provided or reviewed by staff for these notes. Please note that Motor courts (clustered single-family homes), and Two-Family Dwellings are not permitted uses within the MU-R zone district. As described above, this is because the MU-R zone district is intended to develop and foster higher-density urban projects as envisioned within the Urban District Placetype. Single-Family and Two-Family product types are not supported by the MU-R zone district. *Noted. Townhouses and duplex units are being proposed in this submission. Per an email dated June 2, 2022 from Jeannine Rustad, where the Master Plan Calls out duplexes, they can be used.*

Furthermore, the Land Use Map and Matrix identifies this area for single-family attached development. Duplexes are not considered single-family attached residential. Per the UDO, definitions provided below:

Dwelling, Single-Family Attached (Townhouse) Three or more dwelling units where each unit is attached to other units by party walls, where habitable spaces of different units are arranged in a side-by-side, rather than a stacked configuration, and where the front door of each dwelling unit faces a public street.

Dwelling, Two-Family (Duplex) A single building on a single lot, designed for occupancy by two separate dwelling units in a side-by-side or stacked configuration, and not attached to any other buildings other than those accessory to the dwellings. This definition also includes a dwelling unit attached by a party wall to only one other dwelling unit in a side-by-side configuration, with each unit located on its own lot.

Duplexes are not permitted in the MU-R zone district and as identified in the Master Plan per the permitted use table. While there is a reference to duplexes as single-family attached in the architectural design guidelines, that conflicts with the UDO and will not apply in this case.

Noted.

Additional use-specific regulations that apply to single-family attached residential uses are located within Section 146-3.3.2.I. Note section 3.3.2.I.2. requires that the front door of each dwelling shall face a public or private street. There is an amendment to the UDO in process that will allow up to 10% of the gross land area within an MUR master plan to also be constructed as green court product which may provide some alternatives to the street frontage requirement. However, there are specific dimensional standards for spaces to qualify as a green court, and not all the townhome units within the conceptual drawing appear to meet the requirements. *Noted. All front doors face a public street. No greencourt development is being proposed.*

3. Development Standards

3A. Dimensional Standards

Per Table 4.2-3, Setback and building height requirements for residential dwellings are based on

meeting the minimum landscaping requirements between the street and proposed building. Reference section 146-4.7 and the landscaping section below. The UDO building height requirement for MU-R is 75'. As previously stated, all single-family attached (townhome) products must open to a public or private street. *Noted. All proposed buildings face a public street. Landscape requirements are met.*

An alternative to street frontage is to use green court allowances as described within Section 146-4.2.3.C. The dimensional standards for townhome green court product units can be found in Table 4.2-5 and Table 4.2-6. Review all standards within these tables and all of Section 146-4.2.3 to completely understand the standards that will apply to proposed green court

TOWNHOUSE

Intent: The use of common walls creates the urban density desired within Village Park. A deeper lot is preferred to create rear yards with private, functional space. Rear alleys provide vehicular access. Townhouse groupings may have up to eight units. The principle building may be placed as close as 8' to the property line with the covered entries extending toward the sidewalk.

DESIGN STANDARDS:

1. Lot sizes, setbacks and building height shall adhere to the table below:

Table 2: Townhouse Dimensional Standards

Lot Size	
Depth	75' minimum
Width	22' minimum
Setbacks	
Principal Building at Arterial Street	10'
Principal Building at Street	10'
Principal Building at Rear	14'
Principal Building at Side	5'
Principal Building on corner	7.5'
Garage at rear	4'
Building Height	
Principal Building	3-stories maximum
Porch / Covered Entry	
Required	6' deep min.

2. Building sizes shall range from a minimum of 1,000 square feet to a maximum of 4,000 square feet.
3. End units at street corners shall receive additional architectural detail on the side that faces the street. Detailing shall be of the same level as the front elevation.
4. Townhouses shall have a zero lot line with the common wall serving as the property wall.

townhome product. In general, the "green court" the homes are oriented around, needs to have frontage on a street at each end or a street at one end and an alley or shared drive at the other end. When this circumstance is not met there is a greater limitation on the number of units facing the green court. The proposed layout would need to address this issue. *No green courts are proposed.*

In addition to the UDO standards, the Aurora One Master plan has established additional dimensional standards for townhome products within Tab 12 (pg. 21). Please carefully review these with the minimum standard UDO landscaping standards to determine if there is a conflict between the setbacks. As previously discussed, if a conflict occurs, the stricter provision would generally apply (the greater setback/landscaping buffer). *Townhouse standards shown in TAB 12 are currently being revised as a part of a Master Plan Amendment process. Townhouses will meet new standards.*

3B. Subdivision Standards

Section 146-4.3 applies to all land subdivision, which will be required prior to the construction of any building on the proposed site. Section 146-4.3.2 notes the intent of the subdivision standards is to establish “an interconnected logical framework comprised of streets, utilities, parks and lots that are created in a manner that allows for any development or redevelopment with a defined system of streets, block, and lots that front either public or private streets...” For this reason, Section 146-4.3.9 requires that maximum block length to be platted within Subarea C is 700 feet, and the maximum perimeter of any block shall not exceed 2,800 feet. Blocks are only measured by the establishment of public or private streets (designed to meet the public street standards).

Note: the master plan establishes a maximum 600’ block length which can be measured by parks and green courts, in addition to streets (pg.20). *Noted. Maximum block length is +/-530’ with a maximum perimeter of +/-1,500’.*

The figure below is derived from the Traffic Impact Study and illustrates the proposed and studied street network for Aurora One. As you can see, a network which complies with the block length and perimeter standards of the UDO is identified. The expectation is that this street network will be used for Planning Area A, as it provides connectivity within and to other portions of Aurora One. A major street connection, which is located to the west of the planned detention pond, shall be constructed concurrent with the development of Planning Area 4. This 80-foot two-lane collector street section is illustrated in the PIP. *Noted. Proposed street network matches Master Plan except the removal of the road north of the Park/Pond.*



3C. Common Space and Amenities

According to the Aurora One Master Plan, a 6.20-acre neighborhood park was planned adjacent

to the detention pond for this portion of the development. As illustrated on the proposed site plan, it is unclear whether the park is still planned to have the same size. The Master Plan sets forth design standards for the parks, open spaces, and amenities. The Master Plan states that there is a minimum 150' of the perimeter of a park shall be bordered by a private or public street. *The park size, amenities, and street alignment is being addressed in the Aurora One ISP and Parks Master Plan packages and will not be addressed as a part of this submittal.*

In addition to development wide amenities, the UDO and Aurora One Master Plan also has requirements for private outdoor space. Single-family attached townhomes are required to provide and have access to both private and common open spaces. While a street is proposed adjacent to the proposed park, the overall pedestrian network that connects to the park as illustrated in the Master Plan has not been provided. *Sidewalk connections along the street network around PA-4 are being provided as shown in TAB 9: Open Space, Circulation & Neighborhood Plan. A connection to PA-3 is being provided from this development. No additional connections are being proposed.*

As the detention pond is part of the stormwater management system for Planning Area 4, the park, which is located in Planning Area 3, will have to be developed prior to or concurrently with the development of Planning Area 4. There are specific park programming requirements for Planning Area 3 which apply to the park adjacent to Planning Area 4; please reference the Open Space, Circulation, and Neighborhood Plan within the Master Plan. *Noted. The park amenities are being addressed in the Parks Master Plan package with PROS and will not be addressed as a part of this submittal.*

3D. Access and Connectivity

The Public Improvement Plan (PIP) identifies the required improvements for Planning Area 4, which includes street improvements for 6th Avenue and Local Type I street improvements within the neighborhood. In addition to street improvements, multi-use trail improvements along 6th Avenue that will eventually connect to the E-470 High Plains regional trail as well as trail connections are expected within the development as well as to other planning areas of Aurora One. *Noted.*

In addition to the street network that is outlined at the master plan level, additional local streets may be needed to further develop the network based on the use and proposed style of development. This should also be coordinated with your traffic conformance letter and its relationship to the master traffic study (refer to comments by traffic and public works). The conceptual site plan is missing an additional planned connection (collector road) west of the detention pond. This connection is integral to the entire street network in Aurora One. *Noted. The street network proposed matches the master plan with the exception of the e/w road to the north of the pond. No additional roads are being proposed. The roadway to the west of the pond (Local Type 3) is included in the Aurora One ISP and will not be addressed as a part of this submittal.*

3E. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6. Two off-street parking spaces are required per dwelling unit for single-family attached (townhome) uses. Section 146-4.6.5 details requirements for the design and placement of parking areas. The UDO requires that rear setbacks for garages be either 3' OR

20' minimum to ensure that private driveways (if provided) remain usable and do not encourage parked cars within the alley right-of-way. It is unclear if this standard is conflicting with the master plan standards (it appears to have both a 14' rear setback and 4' rear setback), so please follow the UDO standard for site plan design. If single-family attached (townhome) green court products will be proposed, please note that this product type is only permitted as an alternative-loaded product, and that front-loaded parking is not permitted. *Noted. All units except interior unit on 5-plex townhouse will include a two-car garage to meet standards. Additionally, all public streets will have on-street parking. Additional parking lots are not proposed. The garages have a 3' setback to meet UDO standards. The Townhouse section of TAB 12 is being revised under a separate master plan amendment. All units have alley/alternate loaded garages.*

3F. Landscape, Water Conservation, Stormwater Management

– General Landscape Plan Comments

Prepare your landscape plans in accordance with the Aurora One Master Plan (MP), the Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the following code 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. *Noted.*

- 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. *Sheets are labeled.*

Landscape plans must be prepared on 24” x 36” sheets. Plans shall 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. *Noted.*

- Sight Triangles

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

– Aurora One Master Plan (MP)

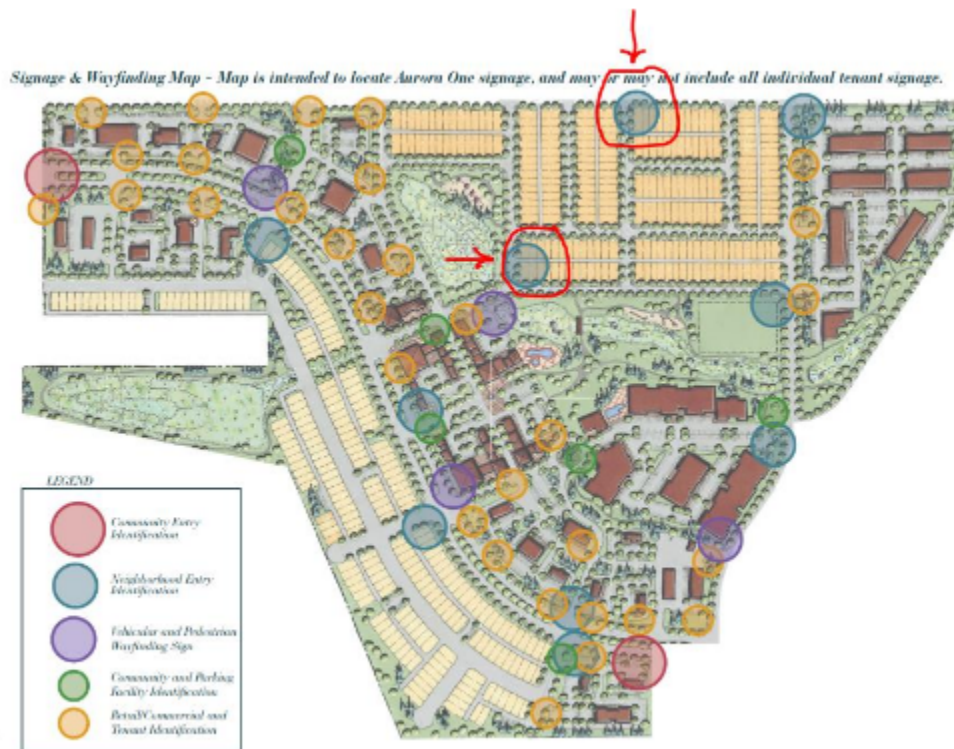
The Master Plan (MP) is currently undergoing a technical review and therefore the following bullet points may not be all-inclusive and should be substantiated when the MP is officially adopted. The applicant is responsible for reviewing the MP and determining all applicable landscape conditions prior to a formal landscape plan submittal. *Noted.*

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- If a conflict should exist between the MP and the UDO, the most restrictive requirements apply.
 - Residential uses shall be setback as far as possible to allow space for adequate buffering.
 - Streetscape Plantings
 - Three different tree species shall be incorporated along the length of Valdai Street. Tree spacing shall be one per 40lf.
 - Local Streets – One shade tree per 35lf.
 - Two Lane Collector – One shade tree per 40lf
 - Plant Substitutions
 - Shrub equivalents for trees may only be used if the site is encumbered by utilities or floodplain.
 - Street and non-street buffers shall be in accordance with the UDO.
 - Buffers between differing uses shall not be narrower than 20'.
 - Various intersections have been identified as noted below for specialty paving related to entrances into this residential neighborhood. *Noted. Specialty paving for two eastern intersections (6th Ave at Crossroads and e/w street at Crossroads) have been provided as part of the Aurora One ISP and will not be addressed in this submittal. Specialty paving at n/s road and 6th Ave (mid-site) and southwest corner of site will be included.*

Special Paving Design Map - shows locations where special paving design will occur within Aurora One



- Signage has been identified as part of this development. Specifically, Neighborhood Entry Identification. Landscaping should be provided around sign bases in accordance with the UDO. See Signage and Wayfinding Map below. *Noted. Landscape around signage will be provided when sign locations are finalized between this development and the overall development.*



- **Section 146-4.7 Landscape, Water Conservation, Stormwater Management**

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

Section 146-4.7.5 Required Landscaping (C) Curbside Landscaping

An Infrastructure Site Plan (ISP) was recently submitted for the Aurora One development. The ISP includes landscaping for Valdai Street. The applicant should refer to this document once it is approved for the approved curbside landscaping and either include it grayed back to be installed and maintained by an established Metro District or it should be shown to be installed by the owner/developer of the residential development. **Noted.**

All other streets within this filing should be required to provide street trees and curbside landscaping in accordance with this section of the UDO and the MP. In accordance with the MP, street trees shall be provided at a ratio of one street tree per 35 lineal feet of street frontage along all local streets. When a detached walk and curbside landscape are provided according to Public Works Street cross section requirements, street trees shall be provided within the designated curbside landscape area. When a detached walk and curbside landscape are absent, street trees shall be located from four to five feet from the back of walk, curb or pavement. **Noted.**

The UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. Refer to the UDO for specific curbside planting requirements. Only curbside landscapes that are 10' in width or greater may be sod if desired. *Noted. No sod to be installed for PA-4*

Section 146-4.7.5.E.2.b. Non-Street Perimeter Buffers

A non-street buffer is not required between the same or differing land uses in multiple phases of a single approved MP. *Noted.*

Section 146-4.7.5. H. Special Landscape Buffers for Development Adjacent to I-79, I-225, E-470, Public Parks, Open Space and Trails

While landscape requirements are typically administered by the Planning and Development Services Department, because this proposed application is adjacent to a Parks Recreation & Open Space Department (PROS) required open space/recreation amenity, this section of the code will be administered by both the Planning and Parks Departments jointly. If the standards of this section conflict with other buffer requirements found within the UDO, the standards of this section shall apply. *Noted.*

A 25' wide special landscape buffer is required along the western and southern property boundary adjacent to the proposed Village Gardens open space/detention area. Should a street be extended along the southern portion of the buffer, then the special landscape buffer requirements would not be applicable. The buffer shall contain one tree and 10 shrubs per 30 linear feet of buffer. No buffer reductions are permitted. *Noted. Special landscape buffer is provided north of the pond where development is directly adjacent to the park and open space. In all other instances, the park and planning area is separated by a public roadway and no special landscape buffer is provided.*

The encroachment of buildings or portions of buildings including porches, patios, trash enclosures, sidewalks, dumpsters, parking lots and internal vehicular drives and detention and water quality pond infrastructure into the landscape buffer is prohibited. The provision of trail connections is generally permitted through the buffers but shall be approved by PROS on a case-by-case basis and is based upon unique site conditions and alternatives to those impacts including mitigation measures. *Noted.*

If any portion of this development is to be phased and that phasing is anticipated to impact the installation of the buffer, the site plan shall provide timing for the installation. Coordination regarding timing shall be discussed with the PROS and Planning departments. *Noted. No phasing is being proposed at this time.*

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

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

Section 146-4.7.5 P. Residential Yard

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

Please be advised that trees are required in all front yards and shall be located outside of any proposed easements. Landscape lot typicals should be provided that demonstrate the quantities of plant material proposed for the front yard landscaping. All utilities, setbacks, easements should be included in the lot typicals. If sod is desired, it must be a minimum of 400 contiguous square feet per lot. The entire front yard may not consist of sod. *Noted.*

The city does offer developers a \$1,000 tap credit for each home that has a separate meter and participates in the “xeric” front yard landscape requirements. For further information on the xeric tap credit, contact Tim York in Aurora Water at (303) 326-8819 for the specific landscape requirements. *Noted.*

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

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

All new townhome buildings shall provide building perimeter landscaping. Plant beds shall be an average of six feet wide and shall consist of 1.25 plants per five linear feet of unit perimeter footage. At least five percent should be a mixture of evergreen and deciduous trees, at least 15% shall be tall shrubs with a mature height of six feet and up to 80% shall be a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. An example table demonstrating compliance has been provided below. *Noted.*

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

Section 146-4.7.5 I Site Entryways and Intersections.

Provide a distinctive landscape feature at each site entrance. In accordance with the MP, there are several different monuments identified along the boundary and at the entrance to this development

that should include distinctive landscape features of specimen quality plant material that will provide visual interest during all seasons. *Noted.*

Section 146-4.7.8. B. 2.b. Service, Loading, Storage and Trash Area Screening.

All trash enclosures and recycling bins must be enclosed and setback at least 12 feet from adjacent properties with residential or commercial uses. Service areas visible from streets or residences shall be screened by fences, walls, landscaping, berms or any combination of items. Fencing and wall screening shall be accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior. *Noted. No group trash facilities are being proposed.*

Section 146-4.7.3 M. Detention and Water Quality Ponds.

The city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens.



Applicants may propose their own BMPs or work with the City of Aurora's Water and/or Public Works Departments. *Noted.*

All detention pond facilities shall not exceed six feet in depth. The area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met. *Noted. All detention facilities are being addressed in the Aurora One ISP and will not be addressed in this submittal.*

Section 146-4.7.3 C. Irrigation.

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation, tap fees, the City Water Department will require that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided.

Contact Timothy York at (303) 326-8819 in Aurora Water regarding irrigation plan requirements and application fees.

An irrigation permit is required prior to the installation of an irrigation system. *Noted.*

3G. Building Design Standards

Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things.

Noted.

Code requires that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. Buildings must be designed to create a clear base, middle, and cap, with specific instructions and tips for how this can be achieved in Section 146-4.8.5.C. Designs should support a pedestrian-friendly environment and provide visual interest. Code also requires that you use changes in the wall planes, both horizontally and vertically, at specific intervals and provide a variety of durable materials to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings to prevent the back of house appearance. *Noted.*

See the table below for applicable building design standards and ensure that the building elevations meet all applicable requirements.

Table 4.8-1 Building Design Standards Applicability by Building Type Adjustments for Affordable Housing Structures appear in Sections 146-4.8.5 and 146-4.8.6						
Standard	Single-family detached or two-family dwellings	Single-family attached	Multifamily buildings	Single-story non-residential buildings	Multi-story mixed-use or non-residential buildings	Large-scale retail large format-over 75,000 sq. ft. gfa.
General building design standards						
Design variety	✓					
Distribution of masonry and architectural features	✓					
Windows	✓					
Building orientation and spacing			✓	✓	✓	✓
Massing and articulation						
Horizontal articulation		✓	✓	✓	✓	✓
Vertical articulation	✓		✓		✓	✓ [1]
Maximum building length			✓	✓	✓	✓
Building materials						
Primary building materials	✓		✓	✓	✓	✓
Masonry standards		✓	✓			
Four-sided building design						
Facade character elements			✓	✓	✓	✓
Entry design			✓	✓	✓	✓
Roof design						
Roof materials	✓		✓	✓	✓	✓
Roof form	✓		✓	✓	✓	✓
Screening of mechanical equipment						
Rooftop equipment	✓		✓	✓	✓	✓
Ground-mounted equipment	✓		✓	✓	✓	✓
Garbage storage areas			✓	✓	✓	✓
Notes:						
[1] Only applies when more than two stories or over 30 feet tall.						

If single-family attached (townhome) green court products will be proposed, please note that this product type is only permitted as an alternative-loaded product, and that front-loaded parking is not permitted. Additionally, the maximum number of attached units within a green court per the UDO is 14 units. *Noted. No green court products are proposed.*

The Aurora One Master Plan also identifies several character and architectural feature requirements for residential development. These standards are in addition to those outlined within the UDO. Review Tab 12 for applicable standards; pg. 21-22 establishes masonry and material and color requirements, a design features point system, and architectural details, themes and entry standards. Building design will also be subject to review by the Aurora One Design Review Committee. Since the project has not yet started site plan review, the DRC has not yet been formalized. Until then, you may reach out to the metro district contact for more information: *Noted.*

Zachary White, ESQ. of Counsel
White Bear Ankele Tanaka and Waldron
www.whitebearankele.com
303-858-1800

3H. Exterior Lighting

Standards for exterior lighting are found in **Section 146-4.9**. Show typical details of lighting on the plan and on building elevations. A photometric plan will be required with a site plan submission. *Noted. Per an email from Aja Tibbs dated June 27, 2022 a photometric plan is not required if the development is not including pedestrian or park lighting for common areas.*

3I. Signs

Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations. Monument sign locations and design are illustrated in the design guidelines. *Noted.*

4. Adjustments

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

5. Submittal Reminders

5A. CAD Data Submittal Standards

The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting

the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays. *Noted.*

5B. PDF Requirements

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

5C. Mineral Rights Notification

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

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. *Noted.*

Please note that a separate pre-submittal meeting is required with Real Property for the Subdivision Plat prior to application submittal. Please contact Real Property directly to schedule this meeting. *Noted.*

Community Participation:

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

Community Engagement Coordinator:

- Scott Campbell is the Community Engagement Coordinator for the project. He has put together a report attached to these notes listing the registered neighborhood organizations within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. Please work with the organizations that express interest in your project to address comments and mitigate concerns. *Noted.*
- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings. *Noted.*
- Additional information about the Community Engagement Program can be found on the Housing and Community Services page of the city website. *Noted.*

Oil and Gas Development

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

Noted.

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

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Oil & Gas Conservation Commission (COGCC) for more information. *Noted.*

Parks, Recreation & Open Space Department (PROS)

Project Characterization

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

- Your project is within the Aurora One Master Plan Area.
- Your site abuts a future neighborhood park.

Special Landscape Buffer

Whenever development occurs next to a park or open space a 25' special landscape buffer is required. This buffer is measured from the property line in and may not be encroached into with any building, pavement, detention or water quality ponds. This must be landscaped with 1 tree and 10 shrubs per 30 feet as per code. *Noted. Special Landscape Buffer is provided where project directly abuts park or open space.*

Roadway Network

Your site abuts what was identified in the master plan as a neighborhood park. Per the PROS manual, neighborhood parks may not be surrounded by roadway. At this time, it is unclear whether this space will remain as neighborhood park or open space. Please connect with PROS and the master developer prior to submittal to note whether there are issues with the abutting roadway. *The park size, amenities, and street alignment is being addressed in the Aurora One ISP and Parks Master Plan packages and will not be addressed as a part of this submittal.*

Pedestrian Circulation

Due to the orientation of the detention pond adjacent, there is no pedestrian circulation with the southern park/open space to the south. It is likely that a connection may have to meander through the special landscape buffer based on the outcome of the neighborhood park design. Please coordinate with PROS prior to formal submittal to determine whether a 6' trail connection will be required within the landscape buffer. *6' trail connection is being provided.*

Population Impact

For single-family homes, population calculations for the project are based on an average household size multiplier of 2.65 persons per unit, resulting in an overall projected population of 573 persons residing in 216 units. *Noted.*

Land Dedication

To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project's limits, or a cash payment in-lieu of land dedication shall be paid. The required dedication acreage is computed by applying the following standards to the projected population for the project:

- 3.0 acres for neighborhood park purposes per 1,000 persons
- 1.1 acres for community park purposes per 1,000 persons
- 7.8 acres for open space purposes per 1,000 persons

The resulting acreage required is as follows:

	<u>216 Single Family Townhome Units</u>
Neighborhood Park Land	1.72 acres
Community Park Land	0.63 acres
<u>Open Space Land</u>	<u>4.46 acres</u>
Total Land Dedication	6.81 acres

Neighborhood Park and Open Space is approved within the Aurora One Master Plan to be made up on site. Community Park acreage must be handled via cash in lieu and park development fees as described below. *Noted.*

Community Park Cash-in-Lieu Payment

Given the small overall acreage of community park land impact generated by the population increase and the fact that the subject development is not conducive to on-site dedication due to minimum park size criteria, the land dedication shall be satisfied by a cash-in-lieu payment prior to subdivision plat/replat. The amount of the payment is computed by multiplying the dedication acreage (0.63 acres) by the estimated market value for the land. *Noted.*

Park Development Fees

In accordance with City Code and Section 4.1 of the PROS Dedication and Development Criteria Manual, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. The current per-unit fee of \$527.30 would apply if permits for construction of the residential units are pulled in 2022. *Noted.*

PROS Requirements Caveat

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this point in time (current year 2022). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change. *Noted.*

Aurora Public Schools

In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 216 attached units and townhomes is 1.4202 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat approval. *Noted.*

AURORA PUBLIC SCHOOLS - STUDENT YIELD
3/22/2022

Aurora One PA 4 - Pre-application			
Dwelling Type	Units	Yield Ratio	Student Yield
SF-D	0	0.7	0
MF-LOW	216	0.3	65
MF-HIGH	0	0.145	0
TOTAL	216		65

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	37	0.08	17	54	0.05	11	65
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		37		17	54		11	65

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	37	0.0175	0.6426
MIDDLE	17	0.025	0.4320
HIGH	11	0.032	0.3456
TOTAL	65		1.4202

Aurora Water

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal. *Noted.*

Key Issues:

- Provide a Master Utility Study (MUS) Conformance Letter at time of civil plan pre-submittal review. *Noted. A conformance letter has been provided with this submittal.*
- Water meters are to be located within pocket utility easements (if not within ROW) and to be in landscaped areas. *Noted.*
 - Ensure you are meeting Aurora Water standards on proposing banked meter systems to meet minimum horizontal clearances. It is strongly recommended for each residential home to have its own designed area for water meters. *Noted. Water meters have been set with the tree lawn within the ROW or between driveways when they are serviced from the alley.*
- A domestic allocation agreement will be required for connections 1.5" and larger. *Noted. No meters of this size are anticipated.*

-
- ▶ Fire hydrants are to be within pocket utility easements and in landscaped areas if not within ROW.

Noted. All hydrants are anticipated to be in the ROW.

- ▶ Provide utility frontage-based on MUS. *Noted.*

- ▶ Water quality and detention will be required. *Noted. Water quality and detention will be provided by the B1 pond located to the west of PA4.*

- ▶ I&M reports to be submitted with Civil Plans for any permanent water quality structures/devices. *Noted.*

- ▶ SWMP Plan and permit will be required. *Noted.*

Utility Services Available:

- Water service may be provided from: TBD from MUS *Noted.*
- Sanitary sewer service may be provided from: TBD from MUS *Noted.*
- Project is located on the following Map Pages: 07S

Utility Service Requirements: *This plan has been included.*

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

Noted.

- 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). *Noted.*
- Aurora Water does not require a Site Plan for this project. *Noted.*

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. *Noted.*
- 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. *Noted.*
- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area. *Noted.*

Public Works Department

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

Key Issues:

► A Detailed Traffic Impact Study (TIS) in conformance with the Aurora One Master Traffic Impact Study (MTIS) will be required for this development. See below for additional information. *Noted.*

- The MTIS shows an additional access onto 6th Avenue that is not shown on the Site Plan provided with this application. *Access is being provided with this proposal.*

► The applicant should align the east-west development roads through the site. *Noted. The east-west road continues through PA4.*

- Show all adjacent and opposing access points on the Site Plan. *This has been shown.*
- Label the access movements on the Site Plan. *All residential driveways will be taken from the private alleyways.*
- 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. *Noted.*

Add the following note to landscape plans: *'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'* *Noted.*

- 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:
 - 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.

Noted. Added to plans

ROW/Plat:

- Designate a Public Access Easement along private drives/streets. *Noted. This easement has been shown on the alley cross section and on the site plan.*

Traffic Impact Study:

-
- A Traffic Impact Study will be required for this site which will include addressing the following specific items: *Noted.*
 - Existing and buildout average daily traffic counts.
 - Trip Generation from the site.
 - Site Circulation Plan and interior intersection control
 - Include detailed analysis of:
 - All site access points
 - Intersection of 6th Avenue at Rome Street
 - Intersection of 6th Avenue at Valdai Street
 - Analysis of pedestrian connectivity
 - Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHWA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RRFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

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

Submitting the Traffic Study: *Based on emails with Steve Gomez on 8/3/22, a Traffic Memorandum is required and will be provided directly to Mr. Gomez.*

- The Traffic Study shall be sent directly to Steve Gomez at segomez@auroragov.org as soon as possible.
- The Traffic Study shall also be uploaded with the rest of the submittal.
- Previously approved Traffic Impact Studies/Letters are available through this [link](#).

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

Engineering Division

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

Key Issues:

► Public improvements shall be provided in conformance with the approved Public Improvement Plan. The eastern roadway network identified in the approved PIP shall be provided with this site plan. The adjacent improvements shall be completed and accepted prior to the issuance of the Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO). The ISP shall be approved prior to the approval of this site plan. *The east-west connection is provided.*

► A preliminary drainage report shall be submitted with the site plan. Detention and water quality/EURV shall be provided in conformance with the approved master drainage plan. No paving will be permitted until the pond is in place. The offsite emergency overflows from Horizon Uptown and nearby sump inlets shall be perpetuated through this site. *A PDR will be provided with the next submittal as the MDR is under final review.*

► This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible. *Noted.*

► 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. *Noted.*

Improvements:

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

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1. *Noted.*
- 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. *Noted.*
- 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. *Noted.*
- 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. *Noted.*
- 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. *This is not anticipated.*
- 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. *This is not anticipated.*
- 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. *Noted.*
- 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. *All residential driveways will be accessed from private alleyways.*
- 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. *All residential driveways will be accessed from private alleyways.*

- 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. *No gates are proposed.*
- Streetlights are required along adjacent roadways. Please refer to the Draft Lighting Standards for streetlight spacing, location, wattage, etc., information. Streetlights along public right-of-way shall become City owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Street light locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis. *Noted.*

ROW/Easements/Plat:

- ROW dedication is required for public streets. *ROW has been shown for the public streets.*
- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20-foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersection of local roadways. *These radii have been provided.*
- 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. *Easements have been shown on the Site Plan and these will also be addressed with the future plat.*
 - 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.

Drainage:

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

- Per Section 138-367 of the Aurora Municipal Code, a preliminary drainage plan and report is required prior to Site Plan or Plat approval. A preliminary drainage plan and report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved. *A PDR will be provided with the next submittal as the MDR is under final review.*
- 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. *Noted.*

-
- 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 DesignData) 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. *Noted.*
 - Per City of Aurora Storm Drainage Design and Technical Criteria Section 3.61, underground detention may be used only as a last resort and must be approved by the City Engineer, when all other alternatives are exhausted. If a development chooses to propose underground detention, they are doing so at-risk of significant redesign if the underground detention is not approved. A variance, with supporting documentation, in the preliminary drainage report for underground detention will be evaluated on a case-by-case basis. *No underground detention is proposed*
 - Release rate for the detention pond shall be based upon the “Storm Drainage Design and Technical Criteria” Manual, latest revision. *Noted.*
 - 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. *Noted.*
 - 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. *Noted.*
 - Storm sewer system does not extend to this site. *Storm from the backbone roadway system will be connected to.*
 - 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.

Fire/Life Safety Comments - Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Key Issue:

► The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2020 NEC. Our next code adoption cycle will be for the 2021 International Code Series, along with the 2020 NEC as of January 8, 2022. A 9-month grace period will be allowed after the formal adoption of the 2021 ICC codes to utilize the 2015 ICC codes until October 31, 2022. *Noted.*

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

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

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

Addressing Requirements:

All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings. *Noted.*

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.

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

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- Dead-End Fire Lane Detail *No fire lanes proposed.*
- Fire Lane Sign Detail *No fire lanes proposed.*
- Grading Plan *Provided.*
- Sign Package *Noted.*
- Signature Block *Provided.*
- Street Standards and Street Section Details *Provided.*

Fire Department Access:

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

-
- Fire Lane Easement
 - Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Building greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii. *Buildings are less than 30' in height when measured to the eave. All fire access is anticipated to come from the perimeter public roadways and not from the private alleys.*
 - Buildings greater than 30' in height are regulated by the 2015/2021 IFC Section D105 and require a both a 26' Fire Lane Easement and two points of emergency access. Typically, the 26' fire lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access. *No buildings are anticipated to be greater than 30'.*

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2015/2021 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

- In single-family detached residential sites, the IFC reflects an exception in Section 507.5.1 that allows IRC R-3 dwellings to utilize a 600' on center spacing of fire hydrants. *Fire hydrants have been located in accordance with IFC.*
- Based on the proximity of the structure to existing fire hydrants, Fire/Life Safety is not asking for additional fire hydrants to support this site. Please show and label existing fire hydrants abutting this site on the site plan submitted to the Planning Department and Civil Plans submitted to Public Works. *Fire hydrants have been shown*

Fire Sprinkled Structures:

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

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

Accessibility Requirements:

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

- Residential Please show the location of all mail kiosks proposed within this site. Public Works will require a curb ramp to access the mail kiosks from the adjacent urban streets. A detail will be needed of the mail kiosk layout that includes the mailboxes, sidewalk, street and curb that

reflect the way these elements will meet the accessibility requirements of the ADA, USPS, ICC A117.1, 2009/2017 edition. *Noted.*

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. *Noted.*

Phasing Plans:

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

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. *Noted.*

- (Plat Note) If Plat Contains Fire Lane Easement
- (Site Plan Note) Addressing
- (Site Plan Note) Aircraft Noise Reduction (LDN)
 - This area is within a noise mitigation area. Sec. 22-425
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs

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. *Noted.*

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. *Noted.*

- Abutting Fire Lane or Public Access Easement to Property
 - If an existing fire lane or public street has to be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.
- Access to within 150 feet of Each Structure
- Access Road Width with a Hydrant
- Aerial Fire Apparatus Access Roads
- Fire Apparatus Access Road Specifications

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- Combined Fire Lane, Public Access and Utility Easements
 - Construction of Fire Lane Easements and Emergency Access Easement
 - Cul-De-Sac's
 - Dead-end Fire Apparatus Access Roadways
 - Dead-End Public Streets
 - Encroachment into Emergency Access or Fire Lane Easements are Prohibited
 - Grade
 - Labeling of Easements on the Site Plan, Plat and Civil Plans
 - Motor Courts - Where Motor Courts and Looped Lanes are utilized please provide a dedicated Fire Lane Easement within the required width of each drive aisle (23' for Motor Courts and 18' for Looped Lanes) as depicted in the Unified Development Ordinance, **Section 146-4.2.E**
 - No Parking is allowed within a Fire Lane Easement
 - Private Streets Constructed to Public Street Standards
 - Pocket Utility Easements for Fire Hydrants
 - Public Street Systems Adjacent to Site
 - Remoteness
 - Speed Bumps
 - Snow Removal Storage Areas
 - Two points of Emergency Access
 - Width and Turning Radius

Real Property Division

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

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. *The plat will be forthcoming.*
- A pre-submittal 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. *Noted.*

Site Plans:

A Site Plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Real Property Subdivision Plat Checklist. *Noted.*

Separate Documents:

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- 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: *Noted.*
 - Dedications Packet
 - Easement Release
 - License Agreement Packet
 - Offsite easement dedications may be required to make your project work. It's up to the developer to obtain these easements for the city, pay compensation, etc. Dedication documents must be prepared using Real Property specifications which can be found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about 8 weeks to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan *Noted.*
 - 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. *Noted.*
 - No portion of any roofed structure or footers and may encroach into any easement. However, you may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.). If allowed, these types of encroachments require a License Agreement. Requirements can be found in the License Agreement Packet. It takes 8 weeks to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded. *Noted.*
 - 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. *Noted.*