



May 2, 2022

Laura Rickoff
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: GVRE 52nd Ave (#1614144)/Pre-Application Meeting held March 31, 2022

Dear Ms. Rickoff,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the comments dated April 14, 2022. The following is a response to comments.

Key Issues:

- **Master Plan Conformance:** This project will be subject to the standards listed in the approved Green Valley Ranch East (GVRE) Master Plan (FDP). The Master Plan contains specific standards including, but not limited to, fence and lighting standards, and landscape design specifications, including allowed plantings. Please find more information on required landscape standards beginning on page seven. **RESPONSE: Noted.**
- **Trail Crossing:** The continuation of the trail along Tributary T is anticipated to go north up to 56th Avenue. Please provide an enhanced trail crossing over 52nd Avenue. The city prefers a grade-separated crossing at this location as has been previously identified. Please continue to work with Parks, Recreation, and Open Space (PROS) as the design for this crossing progresses. **RESPONSE: A grade separated crossing will be provided.**
- **Aurora Water Utilities:** Provide utilities in conformance with the master utility study, except for water. The water main within 52nd Avenue is to be decreased to 12-inches in diameter. **RESPONSE: Noted**
- **Parks and Open Space:** This development triggers several parks and open space requirements including the open space and community trail along Tributary T, as well as the pocket park in PA-31. Please find further comments beginning on page 13. **RESPONSE: Noted**
- **Public Improvement Plan:** The GVRE Public Improvements Plan (PIP) identifies 52nd Avenue as a 3-lane collector based on the overall transportation system analysis of the area and the forecasted traffic volumes. Please dedicate Right-of-Way (ROW) via plat or separate document. More information on required ROW dedication can be found beginning on page 13. In general, public improvements shall be in conformance with the Public Improvement Plan (PIP). The intersection improvements at Tibet Road also need to be addressed. Curb returns shall not be shown for future access points unless there are active applications for those developments. **RESPONSE: Noted**
- **Storm Drainage:** A preliminary drainage report shall be submitted with the site plan. Detention and water quality/EURV shall be in conformance with the master drainage study. There is also a master drainage study for the area north of 52nd Avenue under review. There are channel improvements as well as a culvert crossing that need to be constructed. **RESPONSE: Noted**

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:

- ▶ Conformance with the Green Valley Ranch East Master Plan (FDP)
- ▶ Right-of-Way dedication
- ▶ Curbside landscape requirement

Project Overview:

- Zoning: R-2 (Residential-Medium-Density District)/MU-A (Mixed-Use Airport District)
- Character Area: Subarea C
- Proposed Use: Public Right-of-Way and Infrastructure
- Permitted Use: Yes

Type of Application:

- Infrastructure Site Plan (Subarea C)

Procedures:

- A Summary Table of Procedures can be found in Section 146-5.2, Table 5.2-1.
- The application can be reviewed and approved administratively by the Planning Director. Please note that if any Major Adjustments are requested as part of the application, a public hearing before the Planning and Zoning Commission will be required. The application will be reviewed in a 12-13-week timeframe and will be processed electronically through our development review website, found in the links below.

Important Links:

- [Unified Development Ordinance \(UDO\)](#)
- [Aurora Places Comprehensive Plan](#)
- [CAD Data Submittal Standard](#)
- [Landscape Reference Manual](#)
- [Development Review Website](#)
- [Online Application and Plan Submittal Guide](#)
- [Transportation Studies & Plans](#)
- [Pre-Submittal Checklist](#)
- [Forms and Applications](#)
- [Aurora Map Gallery](#)
- [Adams County Assessor Map](#)
- [Site Plan Manual](#)

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The site is located within the R-2 district, which is intended to promote and preserve various types of medium density housing. The uses in this district are intended to be close to collector streets and public transit facilities. The site is also within the MU-A district, which is intended to enable the development of master planned developments that allow for a mix of uses, located, and designed in accordance with the Comprehensive Plan. A wide variety of attached and detached single-family, two-family, and low- to medium-density multifamily housing is permitted.

RESPONSE: Acknowledged

1B. Placetype

The site is located within the Emerging Neighborhood placetype, characterized by newer, largely residential neighborhoods in previously undeveloped areas. This placetype is more than just isolated residential subdivisions, but instead are complete neighborhood with mixed residential housing types and pedestrian and bicycle infrastructure, which makes it walkable and well-connected throughout the neighborhood and to adjacent placetypes, with highly accessible parks and open space integrated into the neighborhood. **RESPONSE: Acknowledged**

The site is also located within the City Corridor placetype, 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. City Corridors should include amenities such as sidewalks, crosswalks, benches, pedestrian-scale lighting and landscaping that make it easy for pedestrians to safely and comfortably navigate the area. **RESPONSE: Acknowledged**

1C. Master Plan

This project will be subject to the standards listed in the approved Green Valley Ranch East (GVRE) Master Plan (FDP). The Master Plan contains specific standards including, but not limited to, fence and lighting standards, and landscape design specifications, including allowed plantings. Please note that all standards in the Master Plan are intended to supplement other adopted city codes, unless an adjustment / waiver was specifically granted. **RESPONSE: Acknowledged**

1D. 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. **RESPONSE: Acknowledged**

2. Land Use

2A. Historic Land Use

The proposed street alignment is bound by developed Green Valley Ranch property (City and County of Denver) to the west and the Windler Homestead property to the east. **RESPONSE: Acknowledged**

3. Development Standards

3A. Dimensional Standards

The GVRE Public Improvements Plan (PIP) identifies 52nd Avenue as a 3-lane collector based on the overall transportation system analysis of the area and the forecasted traffic volumes. 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: Acknowledged**

3B. *Right-of-Way Dedication*

The right-of-way for 52nd Avenue can be dedicated by plat or by separate document. Please identify proposed easements and utilities on private property adjacent to the right-of-way. 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 plantings. **RESPONSE: Acknowledged**

3C. *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: Acknowledged**

3D *Landscape, Water Conservation, Stormwater Management*

- *General Landscape Plan Comments*

Prepare the landscape plans in accordance with requirements found in the GVRE Master Plan and the Unified Development Ordinance (UDO). The landscape comments provided herein are based upon the code regulations and should follow Section 146-4.7 (Landscape, Water Conservation, Stormwater Management) and the [Landscape Reference Manual](#). Please ensure that the landscape architect or designer has a copy of these documents, as well as the project specific comments.

RESPONSE: Acknowledged

- *Landscape Plan Preparation*

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. 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 landscaping 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. **RESPONSE: Acknowledged**

- *Section 146-4.7 (Landscape, Water Conservation, Stormwater Management Requirements)*

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. **RESPONSE: Acknowledged**

- *Curbside Landscape (Section 146-4.7.5.C)*

Provide one shade/street tree per 40 linear feet of street frontage on both sides of the street. 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. The curbside landscape installation is expected at the time of the roadway construction unless the applicant requests a deferral to the time of development of the adjacent site(s). **RESPONSE: Trees will be provided**

Plantings permitted within the curbside landscape area vary depending upon the width required by the street cross section. The proposed street should include an 8' wide curbside landscape area. Curbside landscape areas that are between six and 10 feet in width shall be planted with shrubs at a minimum. Ornamental grasses are optional. Water conserving (xeric) seed and/or

sod varieties may be provided in between shrub and ornamental grass beds. **RESPONSE:** Shrubs and grasses to be provided in curbside landscape.

When shrub and ornamental grasses are used, they shall be provided at a ratio of one shrub/grass per 40 square feet of curbside landscape. Grasses may only be provided to a maximum of 40%. Shrubs and grasses must be five-gallon size at time of installation. For curbside landscapes six to ten feet in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. Sod may not be installed unless the curbside landscape is a minimum of ten feet wide. **RESPONSE: Acknowledged**

- *Median Landscape*

If medians are included in the proposed design, the median landscape design should identify any proposed phasing and maintenance obligations. The City does not maintain medians in collector streets, so please identify who will be responsible for maintenance. **RESPONSE:** 52nd avenue will have no median.

- *Street Frontage Landscape Buffers (Section 146-4.7.5 D)*

A 20' wide minimum landscape street frontage buffer shall be provided along the south side of 52nd Avenue, between Picadilly Road and Quemoy Court. The buffer shall include 1 tree and 10 shrubs per 40 linear feet. Because Green Valley Ranch East Site Plan No. 5 to the south has already been approved without a northern buffer, installation of the buffer landscape is required at the same time as construction of 52nd Avenue. Other adjacent Site Plans shall provide buffers in the future, at time of each respective Site Plan approval. **RESPONSE: The buffer along Filing 5 is included in this site plan submittal. Buffer along Filing 17 included in F17 plans.**

Plant material shall be a combination of evergreen and deciduous trees, and shrubs. Shrubs shall be chosen based upon their ability to provide appropriate screening and shall reach minimum mature height of between three to four feet. No more than 20 percent of the buffer plant material shall be ornamental grasses due to their limited buffering ability during the late fall through summer months. Perennials may be provided as accents but may not be used as equivalents to meet screening requirements nor count toward the minimum plant quantities.

RESPONSE: Acknowledged

- *Irrigation (Section 146-4.7.3.C)*

Refer to All developments shall install an automatic irrigation system for landscape areas. To assess the irrigation tap fees, Aurora Water requires the applicant to 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. Irrigation plans may be submitted as part of the phased landscape installation. Coordinate with Timothy York at 303-326-8819 regarding phasing of irrigation plan submittals and application fees will be necessary. An irrigation permit is required prior to the installation of an irrigation system. **RESPONSE:**

Acknowledged

- *Detention Pond and Water Quality Measures*

In order to meet water quality objectives, the city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Many of the LID practices have an integrated vegetative component which supports the treatment, evapotranspiration and infiltration functions so that storm water is treated at the source. Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales, and rain gardens. **RESPONSE: Acknowledged**



Applicants may propose their own BMPs or work with Aurora Water / Public Works. Aurora Water recently completed a study and produced a manual titled “Low Impact Development Techniques for Urban Redevelopment in Aurora.”. Applicants are encouraged to utilize this document as an introduction to LID/BMP techniques. **RESPONSE: Acknowledged**

All detention pond facilities shall not exceed 6’ in depth. The area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs or the approved tree and shrub equivalents per 4,000 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. Landscaping shall be provided in accordance with [Section 146-4.7.5.M.](#) **RESPONSE: Acknowledged**

3E. 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. **RESPONSE: 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.

RESPONSE: Noted. No adjustment necessary at this time.

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. **RESPONSE: This will be submitted at a future date prior to approval**

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. **RESPONSE: Acknowledged**

5C. *Mineral Rights Notification*

Please fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager with the application submittal. **RESPONSE: Affidavit 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. **RESPONSE: Acknowledged.**

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

RESPONSE:

Community Participation:

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

Community Engagement Coordinator:

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

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.

RESPONSE: Acknowledged

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. **RESPONSE:**

Acknowledged

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. **RESPONSE: Acknowledged**

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

Parks, Recreation & Open Space Department (PROS)

Trail Crossing:

The continuation of the trail along Tributary T is anticipated to go north up to 56th Avenue. Please provide an enhanced trail crossing over 52nd. Per the pre-app discussion, PROS is in favor of a grade separated crossing as is proposed. Please note that per PROS requirements, when community trails cross collector roadways, grade separated is not required but is always preferred. At minimum an at grade signalized crossing with striping should be provided. **RESPONSE: Grade separated crossing to be provided.**

Aurora Water

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

Key Issues:

- ▶ Provide utilities in conformance with the master utility study, except for water. The water main within 52nd Avenue is to be decreased to 12-inches in diameter. **RESPONSE: Acknowledged**
- ▶ Include location of any irrigation meters needed to help plan for connections and easements. **RESPONSE: To be provided**
- ▶ A [domestic allocation agreement](#) will be required for connections 2" and larger. **RESPONSE: Acknowledged**

Utility Services Available:

- Water service may be provided per the approved MUS. **RESPONSE: Noted**
- Sanitary sewer service may be provided per the approved MUS. **RESPONSE: Noted**
- Project is located on the following Map Pages: 97S, 97T **RESPONSE: Noted**

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including:
 - Public/Private Mains
 - Service Lines
 - Water Meters
 - Fire Hydrants necessary to service your development
 - All utility connections in the arterial roadway are required to be bores.**RESPONSE: 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). **RESPONSE: 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. **RESPONSE: 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. **RESPONSE: Noted**
- For a full listing of Utility Fees, please see the [Aurora Water Fee Schedules](#). **RESPONSE: Noted**
- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area. **RESPONSE: Noted**

Public Works Department

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

Key Issues:

- ▶ Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time. **RESPONSE: Noted**
- ▶ Improvements shall be in conformance with improvements identified in previously approved traffic impact studies. **RESPONSE: Noted**
 - A grade separation pedestrian crossing has been identified on 52nd Avenue. **RESPONSE: To be provided**
- ▶ Gates are required to be setback from the public road flowline a minimum of 35-feet, the length of the longest expected vehicle or at least the 95th percentile queue. If the gating system swings, it shall swing into the site. **RESPONSE: Noted**
- Show all adjacent and opposing access points on the Site Plan. **RESPONSE: Addressed**
- Label the access movements on the Site Plan. **RESPONSE: Addressed**
- 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](#).
Add the following note landscape plans: ‘All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10’ **RESPONSE: Addressed**
- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following not to the Site Plan: **RESPONSE: Addressed**
 - The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development. **RESPONSE: Noted**

ROW/Plat:

- Dedicate Right-of-Way for 52nd Avenue. **RESPONSE: Addressed**

Traffic Impact Study:

Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time. **RESPONSE: Noted**

Engineering Division

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

Key Issues:

- ▶ Public improvements shall be in conformance with the Public Improvement Plan (PIP). The intersection improvements at Tibet Road also need to be addressed. Curb returns shall not be shown for future access points unless there are active applications for those developments. **RESPONSE: Addressed**
- ▶ A preliminary drainage report shall be submitted with the site plan. Detention and water quality/EURV shall be in conformance with the master drainage study. There is also a master drainage study for the area north of 52nd Avenue under review. There are channel improvements as well as a culvert crossing that need to be constructed. **RESPONSE: Drainage report to be provided**
- ▶ 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. **RESPONSE: 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. **RESPONSE: Noted**

Improvements:

*Sections and details referenced in the Improvements section refer to the City's [Roadway Design and Construction Specifications \(Roadway Manual\)](#). **RESPONSE: Noted***

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1. **RESPONSE: Noted**
- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, and any other location of public necessity. Detailed grading of the curb ramps shall be included in the civil plans. **RESPONSE: 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. **RESPONSE: Addressed**
- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required. **RESPONSE: Addressed**
- Street lights are required along adjacent roadways. Please refer to the Draft Lighting Standards for street light spacing, location, wattage, etc., information. Street lights along public right-of-way shall become City owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Street light locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis. **RESPONSE: Addressed**

ROW/Easements/Plat:

- ROW dedication is required for 52nd Avenue. This site must dedicate the designated ROW width

consistent with the mater traffic study for Green Valley Ranch East as well as the amendment which includes the area north of 52nd Avenue, plus any additional ROW required for auxiliary lanes.

RESPONSE: Addressed

- The dedication of a 25-foot lot corner radius is required at the intersection of Picadilly Road and 52nd Avenue, and a 20-foot lot corner radius is required at the remaining intersections with 52nd Avenue.
RESPONSE: Addressed
- 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. **RESPONSE: Noted**
 - A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way. **RESPONSE: Noted**
 - Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way. **RESPONSE: Noted**
 - 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: Noted**

Drainage:

Drainage design standards can be found in the City's ["Storm Drainage Design and Technical Criteria"](#).

- Per Section [138-367](#) of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved. **RESPONSE: Addressed**
- The engineer is responsible for researching and determining if there has been a study by Mile High Flood District (MHFD) proposing improvements within or adjacent to said development. Any such improvements may be required to be constructed with the subject development. Coordination with MHFD and the City shall be initiated in such case at the master plan level or as soon as determined with any proposed development. **RESPONSE: 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 Design Data*) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the *SDI Design Data* and uploading to the web portal. Public Works Engineering will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued. **RESPONSE: Noted**
- Detention of storm drainage is required for this site and shall be incorporated on the site, unless other accommodations are approved by the City Engineer. **RESPONSE: Storm drainage provided in GVRE Filing 17 to the South and the future filings to the North.**
- Per City of Aurora Storm Drainage Design and Technical Criteria Section 3.61, underground detention may be used only as a last resort and must be approved by the City Engineer, when all other alternatives

are exhausted. If a development chooses to propose underground detention, they are doing so at-risk of significant redesign if the underground detention is not approved. A variance, with supporting documentation, in the preliminary drainage report for underground detention will be evaluated on a case by case basis. **RESPONSE: Noted**

- Release rate for the detention pond shall be based upon the [“Storm Drainage Design and Technical Criteria”](#) Manual, latest revision. **RESPONSE: Addressed**
- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return. **RESPONSE: Addressed**
- A public storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it. **RESPONSE: Addressed**
- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed. **RESPONSE: Addressed**

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 Issues:

- ▶ 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. **RESPONSE: Noted**
- ▶ The life safety comments being provided basically address a looped water supply to support the number and spacing of fire hydrants required along the roadway of this upcoming ISP. **RESPONSE: Noted**

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. **RESPONSE: Noted**

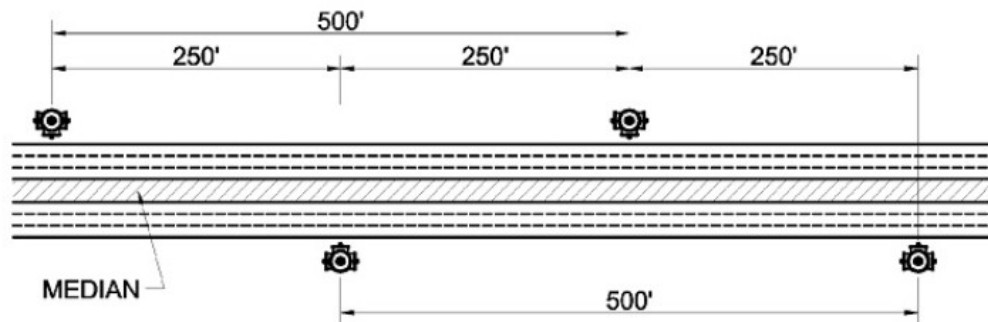
See IFC, TABLE C102.1 REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS, Note b

The intent of this note is to provide guidance for placing hydrants along boulevards with uncrossable medians and multilane roads that carry a heavy traffic load each day. Such roadways present the fire department with several challenges to rapidly accessing installed fire hydrants. Boulevards with built-up or walled medians can prevent ready access to hydrants if they are on the opposite side of the street from a fire incident. Accordingly, fire hydrants are required to be installed on both sides of the boulevard right-of-way. Arterial streets with high traffic flows are also problematic as accessing hydrants on the opposite side of the street presents risk to fire fighters and apparatus when leading out or manually dragging supply hoses across such busy thoroughfares. **RESPONSE: Acknowledged**

In addition to those dangers, police agencies already faced with the traffic control needs of the fire scene are often opposed to shutting down major streets for prolonged periods of time since doing so can have an adverse “domino effect” on traffic management in other areas of the community. These hydrants are typically intended for use only with highway hazards and may be spaced every 500 feet (152 m) on each

side in alternating positions [resulting in a hydrant every 250 feet (76 200 mm)] [see Commentary Figure C102.1(2)] **RESPONSE: Acknowledged**

Figure C102.1(1) TRAVEL DISTANCE TO HYDRANTS



For SI: 1 foot = 304.8 mm.

Figure C102.1(2) HYDRANT SPACING ALONG BOULEVARDS AND HIGH-VOLUME ARTERIAL STREETS

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.

Site Plans:

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

Separate Documents:

- 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](#)
- The developer may **dedicate** street right-of-way by separate document on the site. the dedications must be done by separate legal document and illustration. These legal documents must be prepared using Real Property specifications which are found in the [Dedications Packet](#). Once complete and accurate easement dedication information is submitted to Real Property, it takes about **8 weeks** to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan. **RESPONSE: This will be done at a future date**
- If a requirement for new street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact *Leslie Gaylord* at 303.739.7901 for additional details and contact information. **RESPONSE: Acknowledged**

STEP II – CONSTRUCTION DOCUMENT PHASE

The Construction Document Phase is when Engineering and Building plans are reviewed against City Codes for compliance. It is an administrative process and usually occurs after Planning Commission or Planning Director decisions. Permits are issued from these documents.

Civil Engineering Plans

- Civil Construction Plans are required for your project as proposed and shall be submitted electronically.
- Use of the Batch Standards Checker Tool is requested for this project.
- Civil Engineering Plan Review (*see links below for additional information*):
 - [Process](#)
 - [Review Schedule](#)
 - [Fees](#)

Prior to submittal of the electronic Civil Construction Plans, the civil consultant must schedule a pre-submittal meeting with Christopher Eravelly at 303.739.7457 or ceravell@auroragov.org. Civil Plans and Reports are required for this pre-submittal review. Also copy of the pre-application meeting notes is required and a copy of the submitted site plan, including the landscape plan. At this meeting the Civil Plans shall be reviewed for completeness. A [checklist](#) is used to ascertain completeness. The engineer shall fill out the checklist and submit it for the pre-submittal meeting. A pre-submittal meeting will not be scheduled until there are no outstanding comments remaining on the preliminary drainage report/letter.

- Civil Construction Document Plan Set generally includes the following plans:
 - Stormwater Management Plan
 - Final Drainage Plan/Report
 - Final Grading Plan
 - Utility Plan and Profiles
 - Street Plan and Profiles
 - Signing and Striping Plan
 - Street Lighting Plan

RESPONSE: Acknowledged

- *Phasing shown on the Site Plan shall also be represented on the Civil Plan drawings.*

Aurora Water

General Requirements:

- Utility Plans will be required with the Civil Engineering Plans:
 - Utility Plans shall be prepared in accordance with the Utility Manual **RESPONSE: Acknowledged**
 - Utility Plans must be approved prior to obtaining building permits **RESPONSE: Acknowledged**
 - Utility Plans must include:
 - Fixture Unit Table and Meter Sizing Tables

- Water Service and Water Meter locationsSanitary Sewer Service Lines
- Resistivity Tests for any public water mains installation per Section 20 of the Utility Manual.
- Cross Connection Control Devices are required for:
- Fire Service Lines
- Commercial and Domestic Water Service Lines.
- These devices are required to be located within the building or within a heated and drained vault after the water meter.

RESPONSE: Acknowledged

Construction Stormwater Quality Requirements:

- A Stormwater Quality Discharge Permit and Stormwater Management Plan and Report will be required for this project. See the latest revision of the City of Aurora [Rules and Regulations Regarding Stormwater Discharges Associated with Construction Activities](#) Manual (SWMP Manual) for more detailed requirements. A [Colorado Discharge Permit System \(CDPS\)](#) (CDPS) permit may be required by the State Health Department if a City of Aurora Stormwater Quality Discharge Permit is required.

RESPONSE: Acknowledged

- CAD Data Submittal Standard: The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the city for signature sets and on capital projects funded by the city. Details of the CAD Data Submittal Standard can be found on the [CAD Standards](#) web page. **RESPONSE: Acknowledged**

Public Works Department

Construction documents should reflect all approved Access, Right of Way, Easements, and Public Improvements that were included and approved on the Site Plan and Plat for your project.

Traffic Engineering

- Construction Documents should reflect all approved accesses, and laneage, and right of way and easement dedications. **RESPONSE: Acknowledged**
- The Construction Documents shall include a Signing and Striping Plan and Traffic Control Plans. If lane closures are required per the Traffic Control Plans, occupancy fees will apply. The calculation for these fees are available on the City's website or in the Development Handbook. **RESPONSE: Acknowledged**
- Place a note on the Construction Site Plan or Grading Plan indicating all construction vehicles (including construction workers' vehicles) shall access the site from designated truck routes, via Picadilly Road and not through the adjacent residential neighborhood(s)s). **RESPONSE: Acknowledged**

Engineering Division

General Requirements:

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

- The SWMP shall be developed by applying the permanent water quality “best management practices” described in Volume 3 of the USDCM. The SWMP shall be shown in a separate section of the drainage report. Proposed permanent stormwater quality enhancement facilities shall be sized and located on the drainage map (see section 2.42, [“Storm Drainage Design and Technical Criteria”](#) manual). The development community is encouraged to use multiple BMPs in creative and non-traditional site design to achieve the water quality objectives. **RESPONSE: Acknowledged**
- A drainage easement is required for stormwater quality detention ponds. This easement shall connect to an access easement that ties to public right of way for access to the facilities. These easements shall be executed prior to the approval of the Civil Plans. **RESPONSE: Acknowledged**
- An Inspection and Maintenance Plan (I and M Plan) shall be developed concurrently with the design of the permanent BMP’s and submitted with the final drainage plan and report for approval. Refer to Section 5.09 of the [Water, Sanitary Sewer, and Storm Drainage Infrastructure Standards and Specifications](#) as well as the 2010 [Storm Drainage Design & Technical Criteria](#) manual’s appendices for direction on preparing an I and M Plan, including the Maintenance Agreement. A signed Maintenance Agreement shall be submitted with the signature set of civil plans and must be approved prior to approval of the Civil plans. **RESPONSE: Acknowledged**
- The civil plans will not be approved until the preliminary drainage report is approved and the plat is ready for recordation. **RESPONSE: Acknowledged**

Roadway Design and Construction Specifications:

- Roadway construction shall conform to the [“City’s Roadway Design and Construction Specifications”](#) latest edition. The City considers the burden on you (the developer) for not only your front footage, but also to construct all needed offsite transitions to match the existing roadway(s). **RESPONSE: Acknowledged**
- All road cuts or other roadway disturbances within the City of Aurora’s public right-of-way shall be repaired and restored according to the standards specified in Section 36 of the City’s Roadway Design and Construction Specifications, and any other requirements specified elsewhere. If more than 500 square feet of existing roadway is disturbed within one block, the construction area shall be milled and overlaid prior to the end of the project or as directed by the City Engineer. **RESPONSE: Acknowledged**
- Fire lanes. All primary fire lanes shall be constructed to an improved pavement surface (concrete, asphalt, or pavers). Secondary accesses in landscaping and other areas, need to be designed in accordance with the City’s adopted Fire Code requirements, but may be permitted to utilize other materials and options. The proposed secondary access materials shall be approved by both Life Safety (Fire Marshal) and the City Engineer. **RESPONSE: Acknowledged**



Pre-Application Conference

Community Engagement Coordinators
Housing and Community Services
15151 E Alameda Parkway
Aurora, Colorado 80012
Phone: 303-739-7280
Fax: 303-739-7191
www.auroragov.org

To: Bruce Rau
From: Maria Saldana
Date: March 31, 2022
Subject: GVRE 52nd Ave
Location: NWC of 52nd Ave and Picadilly Road

Listed below are the registered neighborhood groups that are currently registered with the Community Engagement Division within one mile of your proposed project. Once your application has been formally submitted each registered neighborhood group will receive a referral memo with information about the project and a link to view project documents. Registered neighborhood groups will have the opportunity to provide comments on the application at this time.

A neighborhood meeting is required by UDO Section 146-5.3.1 if a registered neighborhood group requests a meeting, the city receives a significant number of comments, or the Planning Director determines that one is warranted. Your Planning Case Manager will let you know after the first round of review if a neighborhood meeting is required. The purpose of this meeting is to explain your proposed development or use approval, and if necessary, to work with neighborhood representatives to address their concerns.

Your assigned Community Engagement Coordinator will assist you in scheduling and mediating the meeting at your request. The Coordinator will also provide you with an updated registered neighborhood group mailing list, invitation, and agenda prior to the meeting. Adjacent property owners' address information is available on the Adams, Douglas, and Arapahoe County websites at www.co.arapahoe.co.us, www.douglas.co.us, and www.co.adams.co.us. It is the applicant's responsibility to mail and/or e-mail a letter of invitation to all neighborhoods and adjacent property owners at least 10 days prior to the meeting.

The assigned Planning Case Manager will attend the meeting to note any agreements made by the applicant and will include those agreements in their presentation at public hearings. You may anticipate being asked at public hearings if you have met with nearby registered neighborhood groups and the result of such meetings.

As the Community Engagement Coordinator for this area, I am available to assist you in communicating with the registered neighborhood groups listed below. For assistance or to set up a neighborhood meeting, please contact me at 303-739-7280.

The neighborhoods within 5280 feet of your proposed developments are:



List of Neighborhood Associations

Location: NWC of 52nd Ave and

Record Id	HOA #	Organization	Contact	Phone
21-000005-NAM	444	CLEAN	CLEAN 71 Algonquian St AURORA CO 80018 bonzorader@gmail.com	(720) 366-8686
17-1307329-000-00-NA	423	E-470 Neighbors	MARGARET A. "MARGIE" SOBEY 1403 S ADDISON CT Aurora, CO 80018 MSOBEY@E470NEIGHBORS.ORG	(303) 881-2682
17-1277319-000-00-NA	422	Master Homeowners Association for Green Valley Ranch	GVR METRO DISTRICT MICAELA DUFFY 18650 E 45TH AVE DENVER CO 80249 MDUFFY@GVRMETRODISTRICT.COM	(303) 307-3240

422 Master HOA for Green Valley Ranch
423 E 470 Neighbors
444 CLEAN

