

December 23, 2020  
Eric Sakotas – Planner  
Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012

**Re: Pre Application Comments – Pomeroy/Pronghorn FDP Amendment**  
Application Number: #1371385

Dear Mr. Sakotas,

We received your comments dated June 14, 2019. Please see our responses below:

**Key Issues:**

1. **Land Uses:** While the new zoning code (UDO) will be Mixed-Use Regional Activity Center (MU-R), and traditional townhome configurations are allowed, green court or motor court configurations are not permitted in this zoning district. This district is intended to accommodate more intense mixed-use development patterns. The existing FDP designates this area as multifamily. Any change of zoning would require the approval of an amendment to the Aurora Places (Comprehensive Plan) land use map before the City Council. Please see additional comments beginning on page seven of this letter.

*Response: After numerous discussions with city staff over the last year and a half, it was determined that the site plan included at the pre-application meeting demonstrated the most intensive mixed-use development pattern possible based on a variety of site challenges and constraints.*

*Since the time of the implementation of the RAC in 2001 as well as the approval of the FDP in 2003, the surrounding property has undergone significant development – including virtually all of Southlands to the south and Sorrel Ranch to the north – which necessitates dramatic changes in roadway connectivity from that which was approved in the 2003 FDP. Infrastructure development since 2001 includes Aurora Parkway, Orchard Road, various minor collectors within Sorrel Ranch, extraordinarily extensive retaining wall improvements and significant drainage improvements both within Southlands and the property across Aurora Parkway east of Southlands, some of which have negatively impacted the subject property and its buildability. As a result of this surrounding development, the site has evolved into a narrow (+/- 650') infill property with many constraints and challenges. The narrow nature of the site, with no relief along the boundaries, necessitates many changes to the 2003 FDP. Further constraints and challenges include (1) roadway connections in fixed locations and with fixed grades; (2) a site with severe topography given its relatively small size; (3) the need for a signalized full movement intersection on Aurora Parkway and designing the geometry of that intersection; (4) existing drainageways (Chelsea Draw & Murphy Creek) and associated drainage and crossing improvements; (5) access to utilities and (6) an adjacent utility substation.*

*As a result of these challenges, our team has created a site plan which provides the opportunity to create a vibrant community with a mix of land uses that support and connect with the regional and local context, particularly Southlands, Sorrel Ranch and the existing open space/trail system.*

2. **Connectivity:** The proposed dead-end of De Gaulle Street, classified as a Collector, is a major concern of the Planning Department. De Gaulle Street is an existing continuous Collector Street that is planned to extend approximately 2 miles connecting Quincy Avenue to Aurora Parkway. De Gaulle Street has already been built through Tollgate Crossing and Sorrel Ranch, approximately 1.4 miles. A proposal eliminating the final connection may require an Amendment to Aurora Places, the City's Comprehensive Plan. An FDP amendment will also be required. The current proposal would require Planning Commission approval of the CSP and FDP Amendment due to potential waivers requested on the CSP.

*Response: Several meetings have been held with Planning, Traffic and life safety from which a mutually acceptable secondary access running from the terminus of De Gaulle to a stop light intersection on S. Aurora Parkway.*

3. **Trail Connections:** The Murphy Creek Regional Trail is planned for the east side of Murphy Creek within your property. Final alignment of the trail has not yet been determined but there will likely be a portion of the regional trail that will fall within your property boundary to be constructed and shown on future site plans in coordination with the bridge over Murphy Creek. Further coordination will need to occur with PROS and Xcel to determine alignment, share of responsibilities, and timing.  
*Response: Acknowledged.*
4. **Water Line:** Aurora Water has commented that no grading is to occur over the waterline easement to the south of property.  
*Response: Preliminary grading plans intend to closely match existing over existing water lines. Secondary access road will result in some variation as the roadway grading will not be able to curve/break as readily as existing grade. Close care will be taken to avoid reducing cover or increasing cover beyond city requirements.*
5. **Public Improvement Plan (PIP):** The FDP amendment shall include an update to the PIP. This shall address the change in street layout as necessary. Roads interior to the development shall be private.  
*Response: Updated PIP has been included with this submittal. Portions of roadway within the development will be dedicated as public right-of-way, per direction and conversations with City Staff. All other roadways will be private.*

#### Planning Department:

1. The removal of the planned street connection of the collector street, De Gaulle Street, to Aurora Parkway is a concern.  
*Response: Several meetings have been held with Planning, Traffic and life safety from which a mutually acceptable secondary access running from the terminus of De Gaulle to a stop light intersection on S. Aurora Parkway.*
2. The layout as illustrated is not permitted.  
*Response: After numerous discussions with city staff over the last year and a half, it was determined that the site plan included at the pre-application meeting demonstrated the most intensive mixed-use development pattern possible based on a variety of site challenges and constraints. In order to execute the desires of the UDO and FDP, it was agreed upon that green court dwellings yield the most density within the site and would therefore be allowed.*
3. The lot sizes and configurations require multiple waivers under current code and under the proposed Unified Development Ordinance (UDO).  
*Response: After numerous discussions with city staff over the last year and a half, it was determined that the site plan included at the pre-application meeting demonstrated the most intensive mixed-use development pattern possible based on a variety of site challenges and constraints. In order to execute the desires of the UDO and FDP, it was agreed upon that green court dwellings yield the most density within the site and would therefore be allowed.*
4. Your property is zoned R-470 RAC (Regional Activity Center) under current zoning and will be Mixed Use – Regional Activity Center (MU-R) under the updated zoning code (UDO).  
*Response: Acknowledged.*
5. The use you propose, townhomes in a green court configuration, are not permitted by the current zoning. Townhomes in traditional layouts, not green courts, will be permitted under the proposed zoning subject to a Site Plan with waivers and Plat approval.  
*Response: After numerous discussions with city staff over the last year and a half, it was determined that the site plan included at the pre-application meeting demonstrated the most intensive mixed-use development pattern possible based on a variety of site challenges and constraints. In order to execute the*

*desires of the UDO and FDP, it was agreed upon that green court dwellings yield the most density within the site and would therefore be allowed.*

6. Your project may require approval in a public hearing before the Planning Commission in the configuration as shown. If all homes front streets, no waivers would be required.

*Response: After numerous discussions with city staff over the last year and a half, it was determined that the site plan included at the pre-application meeting demonstrated the most intensive mixed-use development pattern possible based on a variety of site challenges and constraints. In order to execute the desires of the UDO and FDP, it was agreed upon that green court dwellings yield the most density within the site and would therefore be allowed. No waivers are being requested at this time.*

7. This project is currently zoned E-470 Regional Activity Center (RAC) and is part of Pomeroy FDP, which was recently amended relating to the portion of the FDP west of Aurora Parkway.

*Response: After numerous discussions with city staff over the last year and a half, it was determined that the site plan included at the pre-application meeting demonstrated the most intensive mixed-use development pattern possible based on a variety of site challenges and constraints. In order to execute the desires of the UDO and FDP, it was agreed upon that green court dwellings yield the most density within the site and would therefore be allowed.*

8. The proposed use of Single Family Attached dwelling units (townhomes), are permitted in the existing zone district of E-470 RAC (Section 146-904, Table 9.4). Under the UDO the E-470 RAC zone district is converted to Mixed-Use Regional Activity Center (MU-R), and traditional townhome configurations are allowed. However, green court or motor court configurations are not permitted in this zoning district which is intended to accommodate more intense mixed-use development patterns. The existing FDP designates this area as multifamily. Any change of zoning would require the approval of an amendment to the Aurora Places (Comprehensive Plan) land use map before the City Council.

*Response: After numerous discussions with city staff over the last year and a half, it was determined that the site plan included at the pre-application meeting demonstrated the most intensive mixed-use development pattern possible based on a variety of site challenges and constraints. In order to execute the desires of the UDO and FDP, it was agreed upon that green court dwellings yield the most density within the site and would therefore be allowed. No waivers are being requested at this time.*

9. The proposal impacts the entire FDP east of Aurora Parkway, which includes Planning Areas PA-6 through PA-14. An FDP Amendment will be required to address changes in Planning Areas, Land Uses, Transportation Networks, Public Improvement Plan (PIP) and related maps and tables. FDP Amendments can be approved administratively unless they require waivers. FDP Amendments with waivers over 10% of the standards in the zoning code require City Council approval. Please review the FDP Manual and coordinate with your case planner on how to approach the FDP Amendment submittal.

*Response: The 1<sup>st</sup> Pomeroy FDP Amendment will apply to the east side only. No waivers are being requested with this FDP amendment. It was agreed upon with the previous case planner, Brandon Camerata, that the most efficient method to review the proposal was to provide revised documents within the approved mylar set that pertained to the east side only. These documents include the following:*

- *Amended Cover Sheet*
- *Amended Land Use Map, Matrix, and Standard FDP Notes*
- *Amended Open space, circulation, and Neighborhood Map/Matrix*
- *Amended Form J*
- *Amended Urban Design Standards*
- *Amended Neighborhood Character Matrix*
- *Amended Land Landscape Standards*
- *Amended Architectural Design Standards*
- *Amended Signage and Monument Standards*
- *Amended Public Improvements Plan & Narrative*
- *Letter of Introduction*
- *Amended FDP Narrative (Form B)*
- *Response Letter to 6/14/19 City Comments*

10. The City is in the process of updating the zoning code, known as the Unified Development Ordinance or UDO. As part of this project, some zoning districts are being consolidated to create a more streamlined regulatory framework. As a result of the zone district consolidations, some zone districts will be renamed. Zone districts including “E-470 RAC” will be designated as Mixed-Use Regional Activity Center (MU-R) zoning in the UDO. The draft code can be reviewed at the City’s website.

*Response: Acknowledged.*

11. The proposed dead-end of De Gaulle Street, classified as a Collector, is a major concern. De Gaulle Street is an existing continuous Collector Street that is planned to extend approximately 2 miles connecting Quincy Avenue to Aurora Parkway (Aurora Places, Transportation Framework). De Gaulle Street has already been built through Tollgate Crossing and Sorrel Ranch, approximately 1.4 miles. A proposal eliminating the final connection may require an Amendment to Aurora Places the Comprehensive Plan. An FDP amendment will also be required. The current proposal would require Planning Commission approval of the CSP and FDP Amendment due to waivers requested on the CSP. In general, the code is supportive of higher density products when a more connected street network is present. Townhomes fronting the primary street or multifamily would comply with code and not require waiver requests for the land use. These layouts are more appropriate based on the limited street access.

*Response: Several meetings have been held with Planning, Traffic and life safety from which a mutually acceptable secondary access running from the terminus of De Gaulle to a stop light intersection on S. Aurora Parkway.*

*After numerous discussions with city staff over the last year and a half, it was determined that the site plan included at the pre-application meeting demonstrated the most intensive mixed-use development pattern possible based on a variety of site challenges and constraints. In order to execute the desires of the UDO and FDP, it was agreed upon that green court dwellings yield the most density within the site and would therefore be allowed. No waivers are being requested at this time.*

12. All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of the city code. City design standards call for detached sidewalks and tree lawns.

*Response: Proposed public and private roadways will be designed to public standards.*

13. Section 146-908 contains guidance relative to the protection of “Natural features, resources and sensitive areas.” The impact to the creek areas is a primary consideration in this regard. Close coordination with Urban Drainage will also be integral to this project.

*Response: Comment noted, coordination with UDFCD/MHFD will continue moving forward.*

14. This proposed layout is not consistent with the current code or parameters described for Green Courts in UDO Section 4.2.3.B. Concerns include: (1) Internal private drive need to be designed to a public street standard. This typically includes two travel lanes, two parking lanes and detached sidewalk and tree lawn on both side of the street; (2) Green Courts are required to be situated in a block framework; (3) Green Courts are intended to be integrated with other products and configurations; (4) Buildings, and green court designs should vary between green courts.

*Response: After numerous discussions with city staff over the last year and a half, it was determined that the site plan included at the pre-application meeting demonstrated the most intensive mixed-use development pattern possible based on a variety of site challenges and constraints. In order to execute the desires of the UDO and FDP, it was agreed upon that green court dwellings yield the most density within the site and would therefore be allowed.*

15. Green Court designs including minimum lot sizes and building design are also described in the UDO and would require a rezone request. Again, single-family attached townhomes directly fronting the street and are alley-loaded would be permitted as would multifamily.

*Response: After numerous discussions with city staff over the last year and a half, it was determined that the site plan included at the pre-application meeting demonstrated the most intensive mixed-use development pattern possible based on a variety of site challenges and constraints. In order to execute the*

*desires of the UDO and FDP, it was agreed upon that green court dwellings yield the most density within the site and would therefore be allowed.*

16. Pedestrian Circulation and Linkages to Off-Site Trails & Open Space. Direct and continuous pedestrian connections to Pronghorn Valley Way should be included. This connection may require stairs to accommodate a direct link in addition to an accessible route.

*Response: A connection has been made through stairs designed for recreational use. The ADA route shall be provided along Emergency Vehicular Access/Public Access street to S. Elk Way.*

17. All homes require a direct and continuous connections to the street and all internal and external trails, open spaces, and amenity areas.

*Response: Acknowledged.*

18. As previously mentioned, green courts are intended to be configured within a block surrounded by streets on all four sides. With this required configuration, there should not be dead-end drives, which is advantageous for vehicular circulation of residents, guest, and the provision of emergency services and trash collection. The UDO also has a 500-foot limitation to cul-de-sacs and Life Safety has limitations on the number of units allowed on a dead-end street.

*Response: After numerous discussions with city staff over the last year and a half, it was determined that the site plan included at the pre-application meeting demonstrated the most intensive mixed-use development pattern possible based on a variety of site challenges and constraints. In order to execute the desires of the UDO and FDP, it was agreed upon that green court dwellings yield the most density within the site and would therefore be allowed.*

19. Typically, green court designs include usable space with any internal sidewalks to the edge of the common space as opposed to the middle. Green Courts should also include a variety of designs. Single Family attached and multifamily under existing code requires 45% open space.

*Response: Acknowledged. The common open space within the green courts will be designed with usable space including internal sidewalks. The green court design will be provided and indicated at time of Site Plan. Public and private open space will be indicated at time of Site Plan in accordance with UDO Section 3.3.2.H.7*

20. On-Site parking is required by Section 1504 of the Zoning Code. The current parking requirement for single family attached products is 2.5 spaces per unit which include visitor parking. As illustrated there is no parallel parking along the internal street.

*Response: Each home will have an attached two car garage. Guest parking will be provided at a rate of .5 spaces per dwelling. On street guest parking along South DeGaulle Street and off-street parking spaces are provided to meet the guest parking requirements. Each dwelling unit has at least one guest space within 200-feet of the front door. Please refer to Exhibit G for Street Sections.*

21. Show typical details of lighting on the plan and/or building elevations. Section 146-918 governs the design of site lighting for Contextual Site Plans in the E-470 zone. In general, sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff lighting fixtures no more than 16 feet tall and providing consistent illumination of at least one footcandle on the walking surface, except in Low Density Residential subareas. On-site streets and parking areas shall be lit with full cutoff type lighting fixtures no more than 25 feet tall. Fixtures shall be of a downcast type.

*Response: Acknowledged.*

22. For further information, please feel free to contact our Senior Landscape Architect, Kelly K. Bish, PLA, LEED AP. The general landscape comments on your proposal are listed below:

*Response: Acknowledged.*

23. General Landscape Plan Comments. Please be advised the city is in the process of adopting a new zoning code that includes updated landscape standards. The adoption process is tentatively scheduled to be completed in early to mid-2019. Should an updated site plan be submitted after the adoption process, the



proposed application would be subject to the new zoning code standards. The proposed zoning code can be found on line using this link:

***Response: The Landscape Code of the UDO has been reviewed and is reflected in the Pomeroy 1<sup>st</sup> Amendment Planned Development and the new landscape code will be utilized in the landscape design at time of Site Plan.***

24. If a formal submittal is made prior to the adoption of the new zoning code, the applicant shall comply with the landscape standards found within Article 14 and the Landscape Reference Manual. In addition, the design standards from the recently adopted Pomeroy Property Framework Development Plan (FDP) are applicable to this development regardless of the city landscape code in affect. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments. The landscape plan shall include the necessary landscape tables in order to demonstrate compliance with code requirements. Tables shall be provided 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.

***Response: The Pomeroy 1<sup>st</sup> Amendment includes charts that state the requirements for landscape treatments, buffers, open space, building perimeter and detention/retention ponds.***

25. 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 submitted with a site plan or redevelopment plan are used by the City to determine compliance with the landscape standards and for code enforcement purposes.

***Response: Acknowledged. ‘Not for Construction’ shall be included in Landscape Plan Sheets for the Site Plan submittal.***

26. Landscape plans submitted during the Development Application/Contextual Site Plan submittal process must be prepared on 24”x36” sheets and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.

***Response: Acknowledged. Henry Design Group’s Site Plan standards includes all items listed above.***

27. Please ensure that during the PDF creation process, that all AutoCAD SHX text items are removed from the comment section and that the landscape sheets are flattened to reduce the select-ability of items. Instructions can be provided by your Case Manager if there are questions as to how to change the AutoCAD settings during the creation of the PDFs. Plans submitted for city pre-acceptance review will be rejected if it is determined that plans do not comply. This could result in delays in application start times if the applicant is asked to re- upload corrected PDFs.

***Response: Acknowledged. Sheets shall be flattened for the Site Plan submittal.***

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

***Response: Acknowledged.***

29. An FDP amendment will be necessary to include the additional land area along the east side of South Aurora Parkway. The current landscape standards established for the west side of South Aurora Parkway were therefore applied to the east side in anticipation of this amendment. The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within the FDP. The applicant is responsible for reviewing this document and determining all applicable landscape conditions.

***Response: Pomeroy 1<sup>st</sup> Amendment addresses the east side of South Aurora Parkway. The charts state the requirements for landscape treatments, buffers, open space, building perimeter and detention/retention ponds, etc and graphic illustrations that address the changes and variations of the amendment.***

30. Street Frontage Buffers:

Buffer standards and landscape standards along local streets and private drives in both commercial and residential streets shall include 1 tree spaced 40 feet on center.

Street buffers shall include one tree and 10 shrubs per 40 linear feet.

Buffers widths shall be 20' at public street right of ways and 12 feet along private drives. Buffers shall be measured from back of walk and may be reduced with incentive features.

*Response: Acknowledged. The Street Frontage Buffers shall meet the UDO and/or the Pomeroy 1<sup>st</sup> Amendment Buffer requirements, whichever is more extensive. Per the UDO, the Single Family attached areas are not required to provide a street side buffer along South DeGaulle Street or the private drives /alleys as SFA is not considered multi-family. The streetside buffers apply to non-residential or multi-family if proposed within the Mixed Use area.*

31. Non-Street Frontage Buffers:

Buffer standards at non-right-of-way locations including parks, open space and drainages shall be as follows: Residential Buffers – 10' wide at multi-family lines and 25' wide at other areas.

Residential buffers adjacent to non-residential uses shall consist of one tree and five shrubs per 25' linear feet. Fifty percent of the trees shall be evergreen species.

Where residential abuts residential, one tree and five shrubs per 40 linear feet.

A 25' wide landscape buffer shall be created where a proposed residential development abuts a city park and/or open space. Buffers in this instance may not be reduced and shall also include the city typical open rail fence.

*Response: Buffers have been included along the abutment of Southlands Mall as well as open space. The following has been included in Form G.*

*Residential Buffers:*

*Not required at adjacent residential property lines.*

*25-feet wide at non-residential property lines.*

*25-feet wide adjacent to parks and open space.*

*Non-Residential:*

*10-feet wide adjacent to other non-residential uses.*

*25-feet wide at other uses.*

*Buffers are required unless separated by an open space and/or landscape area.*

*Owner/developer may choose at time of Site Plan to reduce the buffer width with the special design incentives allowed by the Landscape Code within the UDO.*

*Landscape Requirements:*

*Residential to Non-Residential:*

*One (1) tree and five (5) shrubs per 25 linear feet of buffer. 50% of the trees shall be evergreen species*

*Residential to residential:*

*One (1) tree and five (5) shrubs per 40 linear feet of buffer.*

*Buffers adjacent to City Parks and Open Space shall be a minimum of 25 feet in width and may not be reduced by incentive features unless approved by the Parks, Recreation and Open Space Department.*

*The PROS typical open rail fence as required along open spaces will be provided along Tollgate Creek and along other open spaces where needed for safety.*

32. Detention Pond Landscaping – Shall consist of 1 tree and 10 shrubs per 4000 square feet above the 100 year water surface elevation.

*Response: Acknowledged, to be indicated at time of Site Plan.*

33. Common Open Space Landscaping – Shall consist of 1 tree and 10 shrubs per 4000 square feet.

*Response: Acknowledged, to be indicated at time of Site Plan.*

34. Article 14 Landscape Code: The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Article 14. The applicant is responsible for reviewing either the current and/or proposed landscape code and determining all applicable landscape conditions.

*Response: Acknowledged*

35. Building Perimeter Landscaping. All new townhome buildings shall provide building perimeter landscaping. Townhomes shall be landscaped in accordance with Section 146-1450 (F) 3. Additional Requirements for

Residential Development. Building Perimeter Landscaping shall consist of an average landscape bed width of 8' with a minimum of 1.25 plants per five linear feet of unit perimeter footage, Five percent shall be a mixture of evergreen and deciduous trees, 15% tall shrubs and 80% a mixture of evergreen and deciduous shrubs. Certificates of occupancy are issued based upon the installation of the landscaping. Temporary certificates may be granted at the discretion of the Building Department when certificates are requested outside of the normal landscaping season — April 1st through October 31st. See example building perimeter landscape table below.

Building Perimeter Landscape Table								
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				

***Response: Acknowledged. Thank you for providing. The plans will be designed to reflect the current landscape code.***

36. Private Common Open Space – Developers are required to landscape lands that have been disturbed during construction and will be preserved and protected from future development for non-public active and passive recreation, trails, wildlife habitats and view corridors with landscaping. This includes all areas not defined as street buffers. Landscaping shall consist of 1 tree and 10 shrubs per 4,000 sf of area or tracts. Refer to Section 146-1425 Private Common Open Space.

***Response: Acknowledged. Henry Design Group's Landscape Plan will include all requirements and calculations at the time of the Site Plan Submittal.***

37. Detention, Retention and Water Quality Ponds. Should an on-site detention pond be required as well as water quality, the city encourages all applicants to utilize LID (Low Impact Development) principles 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. With the implementation of LID techniques, landowners can benefit from the environmental quality and aesthetics of the area in which they live and work. Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens. District's Storm Drainage Criteria Manual where multiple examples of BMPs are described such as grass buffers, grass swales, permeable pavements etc. The City of Aurora Water Department has recently completed a study and produced a manual entitled "Low Impact Development Techniques for Urban Redevelopment in Aurora". Applicants are encouraged to utilize this document as an introduction to LID/BMP techniques. To obtain a copy, please contact Vern Adam, Engineering Services Manager at [Vadam@auroragov.org](mailto:Vadam@auroragov.org). The applicant may also wish to review the Ultra-Urban Green Infrastructure Guidelines published by the City and County of Denver/ Public Works.

***Response: Acknowledged. All LID principles shall be included where possible.***

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 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. Landscaping shall be provided in accordance with Section 146-1434 Detention, Retention and Water Quality Ponds.

***Response: Acknowledged.***



38. Irrigation. Refer to Section 146-1430. All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the City Water Dept. 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.

***Response: Acknowledged. Irrigation design and tap fees shall be addressed at the time of the Site Plan submittal.***

39. Section 146-405(F)8 of the Zoning Code establishes the approval criteria for building architecture and urban design. Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. As a general rule, “high quality of design” usually means that architectural details should be continued on all four sides of all buildings open to view.

***Response: Acknowledged. The applicant will include these items at time of site plan submittal.***

40. The proposal should include a should include a variety of building master plans for townhomes which have varied architectural designs, fenestration patterns, porch arrangements, colors and materials. No more than two adjacent sets of townhomes should have the same design. Vinyl siding is not permitted.

***Response: Please refer to Form H and Exhibits A & C for residential design theming and standards.***

41. All ground signs should be at least 10 feet back from the property line and 21 feet back from the flow line. Please refer to Article 16 of the Zoning Code for complete regulations. Please refer to the FDP for additional signs standards and guidance.

***Response: Acknowledged.***

42. From the material you supplied us, it appears that multiple waivers are involved relating to lot configuration, size and setbacks. In addition, the lack of a street network in this area does not support higher density single family development. Please adjust your design accordingly.

***Kephart Response: After numerous discussions with city staff over the last year and a half, it was determined that the site plan included at the pre-application meeting demonstrated the most intensive mixed-use development pattern possible based on a variety of site challenges and constraints. In order to execute the desires of the UDO and FDP, it was agreed upon that green court dwellings yield the most density within the site and would therefore be allowed.***

43. If you decide to request any waivers, you must clearly list them in your Letter of Introduction and justify them according to the criteria listed in Section 405 of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.

***Response: No waivers are being requested at this time.***

44. Please fill out the Mineral Rights Affidavit / Severed Mineral Rights Notice and supply this document to your Case Manager at the time of site plan submittal.

***Response: Acknowledged.***

45. 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.***

46. At least one week prior to submitting an application, you will be required to hold a Pre-submittal meeting with your assigned Case Manager to ensure that your entire application package is complete and determine your application fee. Please contact your Case Manager in advance to schedule.

***Response: The applicant held a pre-submittal meeting on 12/1/2020.***

47. You are encouraged to work proactively with neighborhood groups and adjacent property owners. Neighborhood groups within a mile radius will formally be notified of this project when submittal has been made to the Planning Department.

***Response: Acknowledged. The applicant will include registered groups and adjacent property owners within the planning process.***

48. Your Neighborhood Services Liaison is Scott Campbell. He has put together a report attached to these notes listing the registered groups within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. It is recommended that you work with the neighborhood organizations that express interest in your project to mediate and mitigate concerns.

***Response: Acknowledged. The applicant will include registered groups and adjacent property owners within the planning process.***

49. All meetings with neighborhood associations should also include your Planning Department Case Manager so that questions concerning City Code or policies and procedures can be properly addressed. We will record any project-related commitments that you make to the community at these meetings.

***Response: The applicant will include our case manager at time of neighborhood meetings.***

50. Additional information about the Neighborhood Liaison Program can be found on the [Neighborhood Services](#) page of the city website.

***Response: Acknowledged.***

#### **Parks, Recreation, & Open Space Department:**

51. Based on your proposal, the following information has relevance to the determination of PROS' requirements for this project: Your proposal includes 105 single family attached units on the east side of Pomeroy. Your proposal will require an amendment to the Pomeroy FDP in which you will need to update the density within Form D as well as any land dedication requirements in Form J.

***Response: A revised form J has been included in this submittal.***

52. Your proposal is identifying 105 single family attached units on the east side of the Pomeroy Framework Development Plan. The following is the land dedication requirements only for the proposed residential within the east side.

***Response: Acknowledged.***

53. 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:

	<b><u>105 Single Family Attached Units</u></b>
Neighborhood Park Land	0.83 acres
Community Park Land	0.31 acres
<u>Open Space Land</u>	<u>2.17 acres</u>
Total Land Dedication	3.31 acres

***Response: Please refer to form J which provides a break down of all open space dedication.***

54. The Murphy Creek Regional Trail is planned for the east side of Murphy Creek within your property. Final alignment of the trail has not yet been determined but there will likely be a portion of the regional trail that will fall within your property boundary, to be constructed and shown on future site plans in coordination with the bridge over Murphy Creek. Further coordination will need to occur with PROS and Xcel to determine alignment, share of responsibilities, and timing.  
*Response: Acknowledged.*
55. Please provide connectivity from Murphy Creek Regional trail through your site to Aurora Parkway. As there are severe grade challenges on this site, please do some analysis to see if there is a reasonable switchback connection or alternative that can be used to create access from the planned Murphy Creek Trail. Continue coordinating with PROS on what some solutions or alternatives may be.  
*Response: Acknowledged. A soft surface trail has been provided from the Murphy Creek Trail to South Aurora Parkway. The trail travels throughout the site and reaches Pronghorn Valley Way via a recreational staircase.*
56. In order to get open space credit for a detention area, the area must drain within 24 hours. Please revise your plans to show only the open space acreage which drains within a 24 hour period.  
*Response: The detention pond is located entirely within the open space planning area however, only the area that drains within 24 hours will be counted toward the open space dedication requirement. Please refer Form J which gives a detailed description of the open space dedication.*

#### **Aurora Water:**

57. No grading over waterline easement to the south of property.  
*Response: Preliminary grading plans intend to closely match existing over existing water lines. Secondary access road will result in some variation as the roadway grading will not be able to curve/break as readily as existing grade. Close care will be taken to avoid reducing cover or increasing cover beyond city requirements.*
58. A domestic allocation agreement will be required starting in 2019 for water connections 2" and larger.  
*Response: Comment noted.*
59. Individual services for water and sanitary sewer.  
*Response: Comment noted.*
60. Chelsea Draw conveyed as a pipe will be privately maintained.  
*Response: Comment noted.*
61. Irrigation meter required.  
*Response: Comment noted. Irrigation meter will be coordinated and placed at time of Construction Documents.*
62. Water service may be provided from the 24-inch DIP water line south of property.  
*Response: Comment noted.*
63. Sanitary sewer service may be provided from the 18 inch PVC line east of Murphy Creek.  
*Response: Comment noted. Existing sanitary sewer manhole/stub north of property near Murphy Creek will be utilized.*
64. The 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. An additional storm water fee may be required and is based on the amount of impervious surface created by the project.  
*Response: Comment noted.*

65. 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: Comment noted.*

66. For a full listing of Utility Fees, please see the [Aurora Water Fee Schedules](#).

*Response: Comment noted.*

#### **Public Works Department:**

67. With the proposed modification of the roadway network, an update to the Master Traffic Impact Study will be required. Ensure the analysis includes the LOS analysis update to all the intersections with modified volumes. Ensure the analysis incorporates the modification of the network showing the Harvest Road extension that the City is currently under construction.

*Response: Per conversation with Brianna Medema that no additional TIS analysis will be required to be submitted as a part of this FDP Amendment.*

68. Ensure a safe and appropriate pedestrian connection to Aurora Pkwy is provided from the proposed residential.

*Response: A 5.5' sidewalk along S. De Gaulle Street, the primary road through the residential neighborhood, transitions to a 5.5' sidewalk along the secondary access road which connects users from the residential neighborhood with the commercial neighborhood, Pronghorn Valley Way, and S. Aurora Parkway.*

69. Show all adjacent and opposing access points on the Site Plan.

*Response: Comment noted, access across S. Aurora Parkway aligns.*

70. Label the access movements on the Site Plan.

*Response: Access movements will be labeled on Site Plan at the Site Plan Phase.*

71. Objects and structures shall not impede vision within these sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13 In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.

*Response: Comment noted. Sight Visibility Triangles will be shown at Site Plan Phase.*

72. 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: Comment noted, sight visibility triangles will be shown and note will be added at site plan phase.*

73. Designate a Public Access Easement along private roadways. Ensure that there is pedestrian access to Aurora Pkwy.

*Response: Comment noted. Public access has been provided.*

74. A private cross-access agreement is recommended for maintenance and snow removal. The developer is responsible for establishing this agreement with the adjacent property owner.

*Response: Comment noted.*

75. A traffic signal easement shall be required at the intersection of Aurora Pkwy and Prong horn (consistent with what was proposed on west side) to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.

*Response: This will be provided.*

76. The developer is required to construct a left turn bay on Aurora Pkwy, per the previously submitted Traffic Impact Study, and may be updated per the required update.

*Response: This will be provided.*

77. 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: 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: Comment noted. Signage and striping plan will be prepared as a part of construction documents.*

78. 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. Add a note to the Site Plan indicating this commitment.

*Response: Acknowledged.*

79. The development currently has Civil Plans in review to construct a traffic signal on Aurora Pkwy. Ensure continued development of the Traffic Signal.

*Response: Comment noted. Interim and final construction plans for the traffic signal are a part of the Pomeroy "West" project.*

80. The FDP amendment shall include an update to the Public Improvement Plan. This shall address the change in street layout as necessary. Roads interior to the development shall be private.

*Response: Updated PIP has been included with this submittal. Portions of roadway within the development will be dedicated as public right-of-way, per direction and conversations with City Staff. All other roadways will be private.*

81. The Master Drainage Study will not need to be updated with the FDP Amendment. The overall drainage patterns and assumptions remain the same. A preliminary drainage report shall be submitted with the site plan. On-site detention and water quality is required.

*Response: Comment noted, an updated Master Drainage Study is included with this FDP amendment submittal.*

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

*Response: Comment noted.*

83. Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps.

*Response: Comment noted.*

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

*Response: Comment noted.*

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

*Response: Acknowledged. Railings shall be provided where necessary and standard detail S18 shall be included in the Site Plan drawings.*



86. 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: Comment noted. No retaining walls are proposed at this time.*

87. The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.

*Response: Comment noted.*

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

*Response: Acknowledged.*

89. 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. The street lighting plan shall be included with the Civil Plan submittal.

*Response: Acknowledged.*

90. Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.

- Sidewalk easements may be required for new sidewalk installed.
- A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
- Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
- Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

*Response: Comment noted.*

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

*Response: Comment noted.*

92. 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. Urban Drainage and Flood Control District (UDFCD) 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: Comment noted.*

93. 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: Comment noted.*

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

*Response: Comment noted.*

95. 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: Commented noted. Sidewalk chases may be used if required at CD phase.*

96. 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: Stormwater will be conveyed through a proposed on-site water quality and detention facility and discharged to Murphy Creek. No connection to existing storm sewer system is proposed, as no downstream storm sewer system was designed to accommodate site runoff.*

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

*Response: Comment noted.*

#### **Fire & Life Safety – Building Division:**

98. The EVA (Emergency Vehicle Access) must be relabeled as a Fire Lane, Public Access and Utility Easement. (Note: the utility easement is being added because it appears that the looped water supply between De Gaulle Street and Aurora Parkway will be within this fire lane.)

*Response: Comment noted.*

99. 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 access road.

*HKS Response: Comment noted.*

100. Note: Residential units must face a public right-of-way in order to support an emergency response by fire, police or ambulance. A small number of residential homes are being shown using a “greenbelt” configuration where the home fronts onto a landscape area and emergency access to the home is being shown at a garage door off of an alley. Please reconfigure this design layout to provide emergency access to the front of each home. This can be done utilizing a public street or fire lane easement.

*HKS Response: Comment noted.*

101. 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.

*HKS Response: Comment noted.*

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

*HKS Response: Comment noted.*

103. The 2015 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

*Kephart Response: Acknowledged.*

104. The 2015 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC). At the time the structure is at final frame and final electrical inspections, the general contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the

results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the Aurora Building Division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation is at the owner or developers expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.

***Kephart Response: Acknowledged.***

105. 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 & Motor Courts and Looped Lanes – 146-1108

***Response: Comment noted.***

106. The number and spacing of fire hydrants are determined using the 2015 IFC, Appendix B & C.

***Response: Comment noted.***

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

- a. 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.
- b. Based on the size of the proposed use of the structure it does not appear that a fire sprinkler system is required. The fire sprinkler notes provided should only be used if the size of the structure changes or a voluntary system is installed.

***Response: Acknowledged.***

108. Gated Entry: The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.

- a. If a gating system is to be installed at a site access point, it must be set back from the flow line of the street at least 35 feet or one design vehicle length, whichever is larger, and be approved by the City of Aurora's Fire and Life Safety department. Gating systems located within close proximity to public right-of-way (ROW) may also be assessed by the City of Aurora Traffic Manager or designee and could require a traffic analysis to determine the appropriate distance of gating system to said flow line of ROW. Where a gating system crosses a dedicated or designated fire access roadway please reference the Security Gates section of the latest edition of the International Fire Code (IFC). The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief (designated Fire Chiefs representative).

***Response: Acknowledged.***

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

***Response: Acknowledged.***

110. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving of fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

***Response: Acknowledged.***

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

***Response: Acknowledged.***

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

*Response: Acknowledged.*

113. Add the following note to the Photometric Site Plan:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

*Response: Acknowledged.*

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

*Response: Acknowledged.*

115. 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.

*Response: Acknowledged.*

116. 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.

*Response: Acknowledged.*

117. Per the 2015 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.

*Response: Acknowledged.*

118. Subdivision Plats: The property has never been platted and will be required to be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications given in our most current Subdivision Plat Checklist. The review of the plat can run concurrently with your other Planning Dept. submittals.

*Response: Comment noted.*

119. A pre-submittal meeting with Real Property is required on all plat submittals so that we can make sure the 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 and bring two sets of the plat.

*Response: Comment noted.*

120. 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 Site Plan Checklist.

*Response: Comment noted.*

121. 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 that may require a separate document. Following are the links to additional information if needed later in your formal review process:

*Response: Acknowledged.*

122. Off-site easement dedications may be required in order 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 Dedication Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about 4- 6 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: Comment noted.*

123. 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 4-6 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: Comment noted.*

124. 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 4-6 weeks to complete the process after submittal. The License Agreement must be completed before the site plan is recorded.

*Response: Comment noted.*

#### **Aurora Water-Construction Document Phase:**

125. Civil Construction Plans are required for your project as proposed and shall be submitted electronically.

*Response: Comment noted.*

126. Use of the Batch Standards Checker Tool is requested for this project.

*Response: Comment noted.*

127. 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. One paper set of Civil Plans and Reports is required for this pre-submittal review. Also bring a copy of the pre-application meeting notes 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.

*Response: Comment noted.*

128. 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: Comment noted.*

129. 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: Comment noted.*

130. 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.

*Response: Comment noted.*



## Public Works-Construction Document Phase:

131. Construction Documents should reflect all approved accesses, and language, and right of way and easement dedications.

*Response: Comment noted.*

132. The Construction Documents shall include a Signing and Striping Plan, a Traffic Signalization Plan (currently incorporated into ISP), and Traffic Control Plans. If lane closures are required per the Traffic Control Plans, occupancy fees will apply. The calculation for these fees is available on the City's website or in the Development Handbook.

*Response: Comment noted.*

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

*Response: Comment noted.*

134. All new developments and redevelopments are required to develop and implement a permanent condition Stormwater Quality Control Plan (SWQCP) 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: Comment noted.*

135. The SWQCP shall be developed by applying the permanent water quality "best management practices" described in Volume 3 of the USDCM. The SWQCP 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: Comment noted.*

136. A drainage easement is required for stormwater quality detention ponds. This easement shall connect to a public way for access to the facilities. This easement shall be executed prior to the approval of the Civil Plans.

*Response: Comment noted.*

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

*Response: Comment noted.*

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

*Response: Comment noted.*

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

*Response: Comment noted.*

## **Building Division-Construction Document Phase:**

140. 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 Marshall) and the City Engineer.

***Response: Comment noted.***

141. The comments made during the meeting address large-scale issues. We strongly recommend that a code consultation meeting be scheduled to discuss more detailed concerns. During the development review process, you will not need to submit any documentation to the Fire Department for review. The Life Safety group within the Aurora Building Division conducts all site development and construction plan reviews on behalf of the Aurora Fire Department.

***Response: Acknowledged.***

142. It is recommended that a preliminary meeting be scheduled with your design team and the Aurora Building Division prior to formal submittal of building construction plans. This meeting gives both the applicant and city staff the ability to clarify online submittals requirements, code requirements and interpretations to ensure mutual compliance with our currently adopted codes.

***Response: Acknowledged.***

143. The City of Aurora enforces handicapped accessibility requirements based on 2015 IBC, Chapter 11, and the 2009 ICC 117.1.

***Response: Acknowledged.***

144. This "link" will provide a current listing of all adopted building codes and ordinances utilized by the Aurora Building Division. To view the 2015 International Codes please utilize the following hyperlink; ICC Codes Online.

***Response: Acknowledged.***

145. The function of the Building Division in the development process involves assistance with building code questions. This "link" will provide answers to the most typical initial questions concerning the role of the Building Division.

***Response: Acknowledged.***

146. The Aurora Building Division has established a number of checklists that reflect specific construction plan submittal and permit requirements. A copy of these checklists can be obtained through the City of Aurora website or by clicking on the link provided here.

***Response: Acknowledged.***

147. New construction must adhere to the climatic and geographic design criteria provided using the hyperlink above.

***Response: Acknowledged.***

148. Occupancy Specific Building Code Requirements: Based on the information provided, your building occupancy or occupancies are as follow IBC R-3 Occupancy - Residential occupancies where the occupants are primarily permanent in nature and not classified as R-I, R-2, R-4 or I, and where buildings do not contain more than two dwelling units; adult and child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours. Includes congregate living facilities with 16 or fewer persons.

***Response: Acknowledged.***

149. Per the 2015 IFC, Section 104.10 and 104.10.1, whenever there are practical difficulties involved in carrying out the provisions of this code, the fire code official shall have the authority to grant modifications for individual cases, provided the fire code official shall first find that special individual reason makes the

strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements.

***Response: Acknowledged.***

150. If a property line is defined by a recorded subdivision map, the International Building Code requires that buildings on both sides of that property line be structurally independent with individual fire-resistive protection based on the distance to property line.

***Response: Acknowledged.***

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

***Response: Acknowledged.***

152. A geotechnical and pavement design report is not required for paving of new or existing private parking lots, fire lanes, driveways, and private streets (other than TODs and Urban Centers). The civil plans shall have the default pavement thickness, obtained from the Roadway Manual, labeled on the plans and a note indicating the type of soils within the project, unless the developer submits a pavement design for review and approval. A paving permit for this private infrastructure is not required. A Private Development Pavement certification shall be required to be submitted prior to issuing a Certificate of Occupancy. See Section 5.01.2.02 for more information. The developer/contractor is responsible for the required testing, backfill, and compaction for all wet utilities prior to paving. It is the developer/contractor's risk to begin paving without the initial acceptance of the wet utilities.

***Response: Comment noted, pavement design will be prepared by a geotechnical engineer.***

153. Public streets are required to have geotechnical and pavement design reports approved before a paving permit will be issued. Please note the requirement for composite pavement sections in Section 5.00. Also, streets are required to have French drains (for concrete pavements and bituminous composite pavement sections) at the back of curb at low points in the streets and be extended 100-feet on both ground water. Then, the French drains shall be extended in accordance with the recommendations of the pavement design report.

***Response: Comment noted, pavement design will be prepared by a geotechnical engineer.***

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

***Response: Acknowledged.***

155. Once the building permit is issued it is recommended that the General Contractor (GC) schedule a pre-construction meeting through the Office of Development Assistance Project Manager. The meeting will consist of the Public Improvement Supervisor, Building Division Inspector Supervisors and a Fire/Life Safety Supervisor. These meeting are highly beneficial to both the GC and city staff in addressing inspection requirements that assist in obtaining a TCO or CO in a timely manner.

***Response: Acknowledged.***

156. Fire Safety during Construction, Alteration or Demolition of a Building: Utilize the requirements of the 2015 IFC, Chapter 33 for both construction and demolition of any structure within your site. To obtain a full copy for fire department access and water supplies to a construction site, please call the Building Department at 303-739-7420.

***Response: Acknowledged.***

Sincerely,

Jeff Neulieb  
KEPHART