

September 7, 2021

Brit Vigil
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Vista Creek Apartments Pre-Application Meeting – Comment Response
Application Number: **DA-1549615**

Dear Ms. Vigil:

Thank you for the comments on the Vista Creek Apartments Pre-Application which we received on June 17, 2021. We have reviewed all the comments and have addressed them in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,
Norris Design



Elyse Appelgate
Project Manager

Planning and Development Services Department

Standards and Issues:

1. Zoning and Placetype

1A. Mixed Use Regional District Requirements

The standards identified and shown in the graphic below must be addressed as a portion of the Master Plan.

- **Focal Point:** a point that serves as the center of the area with the highest development density or the most intense activity in the district. This focal point shall be visible from E-470 and is immediately adjacent to the walkable main street element.
Response: Noted. The focal point is the intersection of the N/S vehicular main street and E/W pedestrian main street when the connection of all building meet at the leasing office. This area is visible from E-470.

- **Public Plaza:** a 600 square foot minimum plaza at arterial/arterial intersections to include a corner design element with architectural or urban design features. Since there are no arterial/arterial intersections within this development, staff is amenable to accept an internal plaza location along the walkable main street, S. Gun Club Road, or other high visibility location.
Response: Noted. Pedestrian plaza in the center of the site is provided.

- **Walkable Main Street:** street which may or may not accommodate vehicle traffic that connects the district to one of the adjacent arterial or local streets. This must be a continuation of the walkable main street from the development to the south. Please utilize the same section as the main street shown on the multifamily planning area within the Lamar Landing Master Plan.
Response: Noted. Both the N/S main street is for vehicles and pedestrians.

- **High Visibility Sites & Boundary Road:** a single row of building sites located between E-470 right-of-way and the boundary road. As proposed, it is not feasible to contain high visibility sites nor a boundary road because of site constraints and limitations in size. This will require a minor adjustment, which will not change the approval process from administrative to a public hearing at the Planning and Zoning Commission.
Response: The north-south road on-site provides the boundary road, as requested. Between that boundary road and E-470 are 60' buildings that provide the required high visibility.

1B. Buckley Airport Influence District

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

Response: Acknowledged, Avigation Easement for Buckley Air Force Base form has been signed and is included with this submittal.

1. Land Use

2A. Multifamily Use Specific Standards

On-site outdoor space must be a minimum of 20% of the site for all multifamily developments. This open space requirement can consist of usable green spaces for unstructured recreation, playgrounds, outdoor pools, and athletic courts; and common gathering spaces and courtyards. The centralized plaza space as required by the MU-R District may count toward this requirement. Please be sure to provide the open space calculations within the Site Plan data block.

Response: The site provides 25.8% usable outdoor space. Please see the Usable Outdoor Space Exhibit for details.

2. Development Standards

3A. Access and Connectivity

The walkable main street shown in the proposed Lamar Landing Master Plan must continue north through this site and connect to an extension of East 6th Avenue on the northern border of the property. For a copy of the latest submission of the Lamar Landing Master Plan, please see the development website here. If a trail is planned for the E-470 MUE, please provide the future connection points to this trail from this development.

Response: The walkable main street shown in the proposed Lamar Landing Master Plan has been continued north through the site and will connect to an extension of East 6th Ave. on the northern border of the property. A trail is also planned for the E-470 MUE and the connection points are shown.

3B. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6. One (1) space is required per dwelling unit and 1 guest space is required per 5 units. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. Handicap accessible parking is required at a rate based on the total parking provided found in Table 4.6-2 (page 212 of the UDO). In addition to vehicle parking, the development is required to provide 5% of the total provided vehicle parking spaces as bicycle parking facilities. Bicycle spaces must comply with Section 146-4.6.3.F.2 including providing a design that includes 2 points of contact with each bicycle. Each inverted "U" rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location.

Section 146-4.6.5 details requirements for the design and placement of parking areas. Generally, parking areas should be located and designed to provide for adequate vehicle circulation, safe pedestrian connections, screening from adjacent sites and streets, and to avoid abutting significant stretches of adjacent streets. Parking shall not be more than 60% of the street frontage on S. Gun Club Road to a depth of 60-feet and shall not be more than 50% of the frontage facing E-470.

For multifamily development, at least 40-percent of the **provided** non-guest parking shall be in garages or carports and 50-percent of that requirement shall be attached to the primary residential structures. The garages and carports shall incorporate the same design and materials of the primary buildings. Detached garages and carports shall be located within 330-feet of the front main entrance of the building. A direct pedestrian connection shall be provided from the detached garages or carports to the entrance.

Response: Noted. Bicycle parking will be provided within the buildings in a bike room. Approximately 25 spaces per building.

3C. Landscape, Water Conservation, Stormwater Management

• General Landscape Plan Comments

The urban design and architectural standards that are required as part of this application will help to define the aesthetics and landscaping expected as part of this future application. A previous pre-application meeting held in October of 2020 provided commentary on what would be expected for design standards. Because design standards

have not been submitted, these pre-application comments are based upon the requirements found in the Unified Development Ordinance (UDO) and the Landscape Reference Manual. Design standards will be required prior to the approval of any future site plan submittals.

The landscape comments provided herein are based upon the following code section 146-4.7 Landscape, Water Conservation, Stormwater Management. Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments.

– Landscape Plan Preparation

Please label all landscape sheets “Not for Construction”. Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans 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.

Landscape plans submitted during the Development Application submittal process must be prepared on 24” x 36” sheets and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.

– Sight Triangles

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

Response: Noted, thank you.

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

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within this Section 146-4.7. The applicant is responsible for reviewing this section and determining all applicable landscape conditions.

Response: Noted, all applicable landscape conditions have been provided.

– Section 146-4.7.5 Required Landscaping (C) Curbside Landscaping 2a

Street trees are required at a ratio of one street tree per 40 linear feet. Street trees shall be provided in the curbside landscape when a detached walk is provided or 4’-5’ from behind the back of walk when an attached walk is provided. Street trees shall be located 50’ from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2.

The UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. Refer to the UDO for specific curbside planting requirements. Only curbside landscapes that are 10’ in width or greater, may be sod if desired.

Response: Noted, these requirements are being met.

– Section 146-4.7.5 D. Street Frontage Landscape Buffers

A 20’ wide street frontage landscape buffer is required along Gun Club Road and any future collector or arterial streets. Buffer reductions are not permitted for multi-family developments adjacent to arterial and/or collector streets. Landscaping shall consist of one tree and ten shrubs per forty linear feet. Fifty percent of the tree species shall be evergreen. Buffer plant material may count toward the required building perimeter landscaping when located within twenty feet of the building face.

No portions of buildings, including porches or patios, drive lanes, sidewalks, detention ponds, parking stalls, dumpsters or dumpster enclosures shall be permitted within the buffer.

Response: Noted, buffer requirements are being met.

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

Provide a 15' wide non-street buffer along the southern property boundary line between the multifamily and the Lamar Landing Development. A buffer reduction to 10' is permitted depending upon the buffer reduction feature chosen as specified in Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions. While the buffer widths are less restrictive, plant quantities remain consistent. Plant material shall be provided at a ratio of one tree and five shrubs per 40 linear feet.

Plant material shall be chosen based upon its ability to provide appropriate screening and shall be selected to reach a mature height of no less than five feet. Perennials shall only be used as accents and may not count toward the buffer requirement. While Junipers are commonly used for buffer screening, alternative plant material shall be integrated that are better suited to winter snow loads and provide year-round visual interest. Refer to the UDO for an alternative plant list.

Response: Noted, buffer requirements are being met.

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

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

Response: Noted, buffer requirements are being met.

– Section 146-4.7.5 J. Building Perimeter Landscaping.

In addition to the building perimeter landscaping required for the multifamily buildings, building perimeter landscaping is required for the club house as well and shall be provided when building elevations face public rights-of-way, residential neighborhoods, public open space, or whenever an entrance door is present. Landscape each elevation with one tree equivalent per each 40 linear feet of elevation length. One tree equivalent is equal to one tree, or 10 five-gallon shrubs, or 30 one-gallon perennial plants or ornamental grasses. Any combination of plant material may be used that totals the required number of tree equivalents.

Response: Noted, buffer requirements will be met if clubhouse is located along a public right-of way.

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

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

Response: Noted, requirement is being met.

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

A 25' wide special landscape buffer is required along the E-470 Multi-Use Easement along the western property boundary. The applicant shall work with the E-470 Authority when developing their site layout to determine whether the buffer may be provided within the multi-use easement or whether it shall be located outside the easement on the applicant's property. The buffer shall contain one tree and 10 shrubs per 30 linear feet of buffer. At least 50% of the tree species shall be evergreen species.

Buffers may be reduced to 15' in accordance with the buffer reduction feature as noted in Table 4.7-2 Required Landscape Buffer Widths and Allowed Reductions. A reduction in the buffer width does not necessitate a reduction in the required plant quantities. A 15' wide buffer reduction shall be accompanied by a minimum six-foot tall masonry wall. However, all residential developments along E-470 are required to install a minimum 8' high solid sound attenuation wall. Landscaping for the buffer shall be located along the outside of the wall along E.-470. Refer to Section 146-4.7.9. G.

The encroachment of buildings or portions of buildings including porches, patios, trash enclosures, sidewalks, dumpsters, parking lots and internal vehicular drives and detention and water quality pond infrastructure into the landscape buffer is prohibited. If any portion of this development is to be phased and that phasing is anticipated to impact the installation of the buffer, the site plan shall provide timing for the installation.

Response: Noted, buffer requirement along E-470 is being met.

– Section 146-4.7.5 K. Parking Lot Landscaping

Both interior and exterior parking lot landscaping is required for all proposed parking lots. No parking row shall exceed 15 spaces without an intervening landscaped island, median or landscaped peninsula. All parking rows must terminate in a landscaped island. The perimeter of all parking lots shall be screened from public rights-of-way, public open space and adjacent property with one or a combination of methods shown in this section. If required, street and non-street frontage landscape buffers may be combined with the parking lot screening requirements to satisfy both if the two requirements should overlap. City staff will determine whether the overlap exists once a formal site plan submittal is made.

When not integrated as part of a required buffer, a minimum four-foot planting bed shall be provided around the perimeter of the parking lot. Parking lot screening shall consist of a berm between three to four-foot tall with a maximum slope of 3:1 in combination with evergreen and deciduous trees and shrubs. Screening should be integrated with streetscape plantings whenever possible. If berms are not practical, then one of the following options shall provide equivalent screening:

- a. A low continuous hedge between three to four-foot tall planted in a double row at three feet on center in a triangular pattern or;
- b. A decorative masonry wall between three to four-foot tall in combination with landscaping.

Shrubs must reach a height of three feet at maturity and at least 50% of the shrub material shall be flowering species. Large shade and evergreen tree species and/or small tree or large shrub species shall be used as accents throughout the screen planting in conjunction with buffer and street frontage plantings to offset the horizontal lines of a typical shrub bed. Ornamental grasses are not permitted to screen parking lots.

Also provide and landscape each parking lot island with one tree and six five-gallon shrubs per

Response: Noted, any necessary buffer requirements are being met.

– Section 146-4.7.5 L. Site Entryways and Intersections

Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. This is often provided around any proposed signage and/or monumentation.

Response: Noted, this requirement is being met.

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

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

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

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

Response: There are no above-ground detention or water-quality facilities on site.

– Section 146-4.8.3. C. Irrigation

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the Water Department will require the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing the quantities along with a plan that clearly delineates these areas should be provided. Contact Timothy York at (303) 739-8819 or tyork@auroragov.org regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Response: Noted, various areas have been provided.

3D. Building Design Standards

Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things. Please provide Architectural standards with your Site Plan submittal to illustrate a cohesive design and development theme for the multifamily buildings, clubhouse and garages/carports. Please note the maximum building length is limited to 200 feet (ref UDO Section 146-4.8.5.D).

Also, the backs of the garage buildings need to be treated as building facades facing the street and include the required means to break up the length of the building and the roofline.

The expectation is for the ground floor units and common entrances to face the street (or common spaces) and to have direct access to the internal or public sidewalk network.

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

Response: The building façade has been designed using a variety of quality materials and colors to break up the overall mass while keeping a contemporary horizontal design that fits along the E-470 corridor. The building has been designed with a contemporary base, middle, and top. The 1 and 2 story base elements are provided using masonry veneer with change of materials at the 4th floor to provide a defined top. Varying parapet elements and color changes help break up the masses to provide a sleek design on all four sides of

the project. The backs of the garages that front the vehicular main street and E-470 have been treated with the same level of design as the main buildings utilizing quality materials in the same building color pallet.

3E. Exterior Lighting

Light fixture standards shall be included in the Site Plan standards and comply with Public Works Lighting Standards for streetlights. Include fixtures for pedestrian scale and building lighting as applicable. Light fixtures must be full cut-off and not exceed 25-feet in height. Pedestrian scale lights shall not be more than 16-feet tall.

Response: Light fixtures will be full cut off and do not exceed 25 feet in height. Pedestrian lights will not be more than 16-feet tall when they are shown on the plans.

3F. 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: Signs will be shown on future submittals.

1. 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, an adjustment is listed in the Letter of Introduction and on the Site Plan cover sheet.

2. 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: CAD will be submitted at the appropriate time.

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: Noted.

5C. Mineral Rights Notification

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

Response: The affidavit is included with this submittal.

Pre-Submittal Meeting:

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

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

Response: Noted, thank you.

Community Participation:

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: Noted, thank you.

Neighborhood Services Liaison:

- Scott Campbell is the neighborhood liaison for the project. He has put together a report attached to these notes listing the registered neighborhood organizations within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. Please work with the organizations that express interest in your project to address comments and mitigate concerns.
- 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.
- Additional information about the Neighborhood Liaison Program can be found on the Neighborhood Services page of the city website.

Response: Noted, thank you.

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.

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: Noted, thank you.

Parks, Recreation & Open Space Department (PROS)

Project Characterization:

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

- Your proposal includes 314 multifamily units

Population Impact:

For multi-family homes, population calculations for the project are based on an average household size multiplier of 2.5 persons per unit, resulting in an overall projected population of 785 persons residing in 314 units.

Land Dedication:

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

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

The resulting acreage required is as follows:

314 Multifamily Units

Neighborhood Park Land	2.36 acres
Community Park Land	0.86 acres
Open Space Land	6.12 acres
Total Land Dedication	9.34 acres

Open Space Land Dedication

The proposal includes some potential spaces for open space land dedication. Note that not all open space may be paid via cash in lieu and a portion of the acreage must be provided on site. The following are options for meeting open space land dedication on site. More information is available within the PROS Dedication and Development Criteria Manual.

- The proposed pedestrian promenade running central through your site may be eligible for openspace land dedication if it meets the following criteria design for a local trail corridor:
 - A 30' width with a minimum 6' trail.
 - Includes amenities such as seating, lighting, trash receptacles, dog waste pickup stations and enhanced landscaping.

Response: The Pedestrian Promenade has been designed to PLD standards and the applicant would like to credit this land toward Open Space.
- The area adjacent to the multi-use easement, not including any required landscape buffers, may be eligible for open space land dedication if it meets the following:
 - 30' width with a minimum 6' trail
 - Includes amenities such as seating, lighting, trash receptacles, dog waste pickup stations, and enhanced landscaping.
 - This space needs to be highly visible and well activated despite being behind several of the residential buildings.
 - Well connected to a sidewalk on the northern property line and connects to the south either via a walk or trail connecting back into Lamar Landing.

Response: The applicant is considering this option, but the current site plan maintains the required 25' landscape buffer on-property/

Park Land Cash-in-Lieu Payment –

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

Response: Noted, thank you.

Park Development Fees:

In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. The current per-unit fee of \$1,814.57 would apply if permits for construction of the residential units are pulled in 2021.

Response: Noted, thank you.

PROS Requirements Caveat:

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this point in time (current year 2021). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

Response: Noted, thank you.

Aurora Public Schools

In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 314 proposed apartments is 1.0276 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat approval.

Response: Noted, thank you.

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.

Utility Services Available:

- Water service may be provided from: 30" STL in 6th Avenue, 36" STL in Gun Club Road (Zone 3)
- Sanitary sewer service may be provided from: 30" PVC in East 6th Avenue
- Project is located on the following Map Pages: 7T

Response: Acknowledged, utility connections will be pulled off these existing locations or from the proposed Lamar Landing utilities.

Utility Service Requirements:

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

Response: Acknowledged, Site Plan includes these existing and proposed utilities on the Utility Plan.

- 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: Acknowledged.

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

Response: Acknowledged.

Public Works Department

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

Key Issues:

- ▶ A Detailed Traffic Impact Study (TIS) will be required. Including the entire area to be developed (internal roadway network) is essential to understand access requirements. The intersection of Gun Club Road & 6th Parkway has been analyzed in the Traffic Impact study for the SW and NE corners of this intersection, request this TIS via Open Records Request (ORR) process for context. See below for additional information.
- ▶ **Response: Acknowledged. A traffic impact study has been provided with this submittal including an internal circulation plan. Traffic studies on the SW and NE corners of the Gun Club and 6th Parkway intersection were obtained from the City's new traffic impact studies interactive map. The Lamar Landing traffic study recently completed by Kimley Horn for the NW corner of this intersection was also utilized in the traffic study.**
- ▶ 5th Avenue is projected to warrant signalization for horizon year analysis (2040). Signal escrow will be required for this intersection.
Response: A signal is warranted at the intersection of 5th Avenue and Gun Club Road in the traffic study. It is understood that signal escrow will be required for the intersection.
- ▶ 6th Avenue may also need to be evaluated for signalization, depending on results of existing/background traffic volumes as well as proposed site access. Any intersection where approach volumes exceed 2,000 vehicles per day or where delay results in a projected LOS of E or worse will be required to be analyzed for signalization.
Response: The intersection of 6th Avenue and Gun Club Road operates acceptably with stop control and does not meet warrants for signalization in the traffic study.
- ▶ CDOT State Highway Access Code (SHAC) defines the criteria the City uses to determine need for and design requirements of possible auxiliary lanes off Gun Club Road at 5th Avenue and at 6th Avenue.
Response: The CDOT State Highway Access Code was utilized in the traffic study for determining implementation and lengths of turn lanes.
- ▶ Installation of two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways is required.

- Conduit
 - Conduit material shall be Schedule 80 HDPE (or similar).
 - A # 14 AWG stranded copper conductor shall be installed for city undergroundlocating purposes.
 - A nylon pull tape with a minimum 1,250 lb. tensile strength shall be installed in all new conduit.
- Pull Box
 - Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
 - City conduit shall be installed into City Pull Boxes.

Response: Understood.

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

Response: Acknowledged, all adjacent and opposing access points are shown on the Site Plan.

- Label the access movements on the Site Plan.

Response: Acknowledged, all access movements are labeled on the Site Plan.

- Objects and structures shall not impede vision within the sight triangles of intersections, driveways, or garage entrances/exits. 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.

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: Noted, thank you.

ROW/Plat:

- 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: Acknowledged, working on this agreement and understand that these agreements will need to be in place prior to approval.

- A traffic signal easement shall be required at the intersection of 5th Avenue and Gun Club Road to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.

Response: This intersection isn't part of the proposed property, so a traffic signal easement is unable to be provided.

Improvements:

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan:
 - The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

Response: The following note has been added to the Site Plan.

- A Traffic Impact Study will be required for this site which will include addressing the following specific items:
 - 1) Existing, buildout and 2040 average daily traffic counts.
 - a) The City can provide some historic count data, but the City has also taken pre-post COVID19 count data that can support scaling of counts taken during this time. Coordinate, via email, with Brianna Medema on this item.
 - 2) Include detailed analysis of:
 - a) All site access points
 - b) Intersection of 5th Avenue at Gun Club Road
 - c) Intersection of 6th Avenue at Gun Club Road
 - d) Intersection of 6th Parkway at Gun Club Road
 - 3) Signal Warrant Analyses of 5th Avenue / Gun Club Road and 6th Avenue and Gun Club Road – Warrant 1,2,3 all to be included (collect 72 hr. tube counts for analysis)
 - 4) Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

Response: Acknowledged, please see the included Traffic Impact Study.

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

Submitting the Traffic Study:

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

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

Response: Acknowledged, please see the included Traffic Impact Study.

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.

Improvements:

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

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.
- Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6" vertical curb and gutter.

- 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.
- 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.
- 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.
- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or handrails may be required.
- 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.
- 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.
- Streetlights are required along adjacent roadways. Please refer to the Draft Lighting Standards for streetlight spacing, location, wattage, etc., information. Streetlights along public right-of-way shall become City owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Streetlight locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final streetlight locations based on a photometric analysis. Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

Response: Acknowledged.

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 for this development include the south half of 6th Avenue and the west half of Gun Club Road. Further discussions with staff as well as the traffic study may be required to identify the required section for 6th Avenue. Gun Club Road is a 114' arterial section in this area. Adjacent public improvements shall be completed and accepted prior to the issuance of the first Certificate of Occupancy.
- ▶ Internal streets shall be private.
- ▶ A Preliminary Drainage Report shall be submitted with the site plan. On-site detention and water quality/EURV are required.
- ▶ 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: Acknowledged, see the included Preliminary Drainage Report.

Right-of-Way / Easements / Plat

- Additional ROW dedication is required for Gun Club Road.

Response: 27.0' of ROW dedication to Gun Club Road has been included.

- The dedication of a 25-foot lot corner radius is required at the intersections of Gun Club Road.
Response: A dedication of a 25-foot lot corner radius at the intersection of Gun Club Road and E. 6th Ave. has been included.

- 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.
Response: A plat will be prepared following first round Site Plan comments for this development that will 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: Fire access easements are shown on the plan and we anticipate to receive comments with this submittal to coordinate with Life Safety.

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. Full spectrum detention is required for this project.
Response: Acknowledged, a Preliminary Drainage Plan and Report has been included with this submittal. Full spectrum detention will be provided as shown discussed in the report.

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: Acknowledged, no known MHFD improvements within or adjacent to the development have been found through initial research.

- 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: Acknowledged.

- 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: Acknowledged, detention has been provided.
- Release rate for the detention pond shall be based upon the “Storm Drainage Design and Technical Criteria” Manual, latest revision.
Response: Acknowledged.
- 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: Acknowledged.
- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.
Response: Storm sewer has been added though the site. See Utility Plan for more information on the storm layout.
- Storm sewer system does not extend to this site. Either,
 - Extend storm sewer to this site; or
 - Discharge onto the street through a chase; or
 - Coordinate discharge with adjacent property**Response: Storm Sewer has been added though the site and will discharge to match the Aurora One Master Drainage Report. Coordination with E-470 is ongoing and a maintenance and access agreement will be put in place once storm outfall is further detailed with Construction Documents.**

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.

Addressing Requirements:

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

Response: Noted, note added to plans

Adopted Codes by the City of Aurora – Setbacks:

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; ICCCodes Online.

- 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.
- Show any new lot lines and distance to proposed exterior walls on the site plan.

Response: Acknowledged, distances from all lot lines to proposed exterior walls shown on plans.

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the

Civil Plan package submitted to Public Works Department.

- Dead-End Fire Lane Detail
- Fire Lane Sign Detail
 - Grading Plan
 - Handicap Accessible Parking Signs
 - Sign Package
 - Signature Block

Response: Acknowledged, will be included in Civil Construction Documents.

Emergency Responder Radio Coverage:

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

- 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 developer's 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.
- Core and shells structures will not require this assessment, but the tenant finish that follows and prior to issuance of the certificate of occupancy will be required to conduct this assessment, install a system where needed.

Response: Acknowledged

Fire Department Access:

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

- Fire Lane Easement
 - Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Building greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.
 - Buildings greater than 30' in height are regulated by the 2015 IFC Section D105 and require both a 26' Fire Lane Easement and two points of emergency access. Typically, the 26' fire lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access.
 - The first phase of construction must include two points of emergency access and a looped water supply to support on site fire hydrants and fire service lines.

Response: Fire lane easements have been provided. See fire access exhibit.

Fire Hydrants:

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

Response: Fire flow calculations have been provided per 2015 IFC and used to provide fire hydrant coverage spacing requirements.

Fire Sprinkled Structures:

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

General Comments:

- R-2 Apartments or Condominiums. A heated fire riser room with an exterior door will be required. A Knox box will be required on the right side of the entrance to the fire riser room. A fire control panel or unit that is tied into a master fire alarm panel will be required within the fire riser room.

Response: Noted, thank you.

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.

- 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).
- A separate building permit is required for the installation of any gating system that may obstruct fire department access to the internal areas of a site. Prior to construction please submit plans and specifications of your proposed gating system to the Aurora Building Division. If you have any questions, please contact a Fire/Life Safety representative by calling 303-739-7420.

Response: Acknowledged.

Accessibility Requirements:

The City of Aurora reviews 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.

- Residential
- Please show the location of all mail kiosks proposed within this site. Public Works will require a curb ramp to access the mail kiosks from the adjacent urban streets. A detail will be needed of the mail kiosk layout that includes the mailboxes, sidewalk, street and curb that reflect the way these elements will meet the accessibility requirements of the ADA, USPS, ICC A117.1, 2009 edition.

Response: Mail kiosks have been noted on the site plan to be internal to the clubhouse building.

Knox Hardware:

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

- Approved Knox Hardware is required at the main entry of the structure, at the exterior door of a fire riser/fire pump room and at the fire department connections (caps/plugs). Please label and show these Knox boxes on the site plan amendment submitting to the Planning Department.

Response: Noted. Knox Hardware will be provided at these locations and noted on the plans

Legend:

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

Response: Noted, thank you.

Phasing Plans:

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

Response: The project is anticipated to occur in one phase so no phasing plan has been provided.

Photometric Plan:

- 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 BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

Response: Note has been added to the photometric site plan

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

Response: The accessible route is shown on the photometric plan and will be lit to a minimum 1 foot-candle of illumination when pedestrian lights are shown on the plans.

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

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

- (Plat Note) If Plat Contains Fire Lane Easement
- (Site Plan Note) Access Control Gate or Barrier Systems
- (Site Plan Note) Accessibility Note for Multi-Family Projects Built under the 2015 IBC/IRC and HB-1221
- (Site Plan Note) Addressing
- (Site Plan Note) Aircraft Noise Reduction (LDN)
 - This area is within a LDN noise mitigation area. Sec. 22-425
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Responder Radio Coverage
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs

Response: Noted, thank you.

Site Plan Data Block:

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

Response: Noted, thank you.

Special Design Considerations:

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- Abutting Fire Lane or Public Access Easement to Property
 - If an existing fire lane or public street has to be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.
- Access to within 150 feet of Each Structure
 - The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 2015 IFC, Section 503.1.1 where allowed by code. If granted approval, a fire sprinkled structure may utilize 200-foot reach criteria in place of the 150-foot standard requirement.
- Access Road Width with a Hydrant
- Aerial Fire Apparatus Access Roads
- Fire Apparatus Access Road Specifications
 - If an existing fire lane or public roadway has to be removed or relocated for any reason, the portion replaced must be in compliance with the current specifications of the Public Works Department.
- Combined Fire Lane, Public Access and Utility Easements\
- Construction of Fire Lane Easements and Emergency Access Easement
- Dead-end Fire Apparatus Access Roadways
- Dead-End Public Streets
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- License Agreement
 - Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement though Real Property.
- No Parking is allowed within a Fire Lane Easement
- Private Streets Constructed to Public Street Standards
- Pocket Utility Easements for Fire Hydrants
- Public Street Systems Adjacent to Site
- Remoteness
- Speed Bumps
- Snow Removal Storage Areas
- Two points of Emergency Access
- Width and Turning Radius

Response: Acknowledged.

Trash Enclosure:

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: The building will be sprinklered and meets exception 1. Dumpsters or containers in areas protected by an approved automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

Real Property Division

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

Subdivision Plats:

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

Response: Acknowledged, plat development will start after first round Site Plan comments.

- A **presubmittal meeting** with Real Property is required on all plat submittals so our team may verify that basic elements have been addressed before they are submitted to Planning. This 30-minute meeting is for the 1st submittal of plats only and is by appointment only. Call *Darren Akrie* at 303.739.7300 to schedule your appointment. The person preparing the plat and your project manager should attend the meeting. Please bring two sets of the plat.

Response: Noted, will schedule this meeting after first round Site Plan comments.

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
 - Easement Release
 - License Agreement Packet

Response: Noted, thank you.

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

Response: Acknowledged.

- If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Real Property, it takes about **8-10 weeks** to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

Response: Acknowledged.

- You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.). If allowed, these types of encroachments require a **License Agreement**. Requirements can be found in the



License Agreement Packet. It takes **8-10 weeks** to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.

Response: Acknowledged, we don't have any of these items.

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

Response: Noted, thank you.