

May 6, 2020

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

Re: **The Aurora Highlands – Contextual Site Plan – Filing 1 (#1324907)/Pre-Application Meeting held October 11, 2018**

(RESUBMITTED FOR PRELIMINARY PLAT 06 – CSP 01 & 02 FLOODPLAIN LOTS)

Dear Debbie Bickmire:

Thank you for taking the time to discuss our plans for the CSP No. 1 in the recent Pre-Application meeting, held on October 11, 2018. Valuable feedback was given by City Staff and adjustments have been made to reflect some of the key points made. We have reviewed the comments provided and have responded in the following pages.

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

Sincerely,
Norris Design



Diana Rael
Principal

PLANNING DEPARTMENT COMMENTS

Key Issues:

- ▶ FDP Architectural Standards
- ▶ Consistency with The Aurora Highlands Framework Development Plan (FDP) and Public Improvement Plan (PIP)
- ▶ Consistent with the Draft Unified Development Ordinance
- ▶ Infrastructure Site Plan (ISP) coordination
- ▶ Phasing
- ▶ Access

General Zoning Code Review of your Property:

- Your property is zoned E-470 Medium Density Residential.

- The uses you propose, single family attached and detached residential, are permitted by the current zoning subject to a Framework Development Plan Major Amendment (FDP), Contextual Site Plan (CSP) and Plat approval.

Type of Application(s):

- As part of your application, you will need to make the following land use requests:

- Framework Development Plan Major Amendment
- Contextual Site Plan
- Subdivision Plat
- Street/Plat Vacations (to be determined)

- Your FDP Amendment, Contextual Site Plan, and Subdivision Plat can be reviewed and approved administratively unless it is determined that waivers exceed 10% of the standards or requirements, which will require Planning Commission review and approval.

- The following applications, manuals and design standards may also be helpful in completing your application for submittal:
 - Air Influence Districts
 - Fence Ordinance, City Code Chapter 146, Article 17
 - Floodplain Ordinance
 - Landscape Reference Manual
 - Landscape Ordinance [Chapter 146, Article 14]
 - On-line Application and Plan Submittal Guide
 - Preliminary list of community groups and homeowners associations within a one mile radius of your proposed development
 - Site Plan Manual
 - Street Standards Ordinance [126-1] and [126-36]
 - Street Standards, Roadway Cross Sections
 - Subdivision Plat Manual
 - Subdivision Plat Checklist
 - Subdivision Ordinance [Chapter 147]

- Unified Development Ordinance [Public Hearing Draft]
- Xeriscape Plant List (see Landscape Manual)

Standards and Issues:

1. Zoning and Land Use Issues

1A. Framework Development Plan

The subject property is located within The Aurora Highlands (FDP), which is approved subject to conditions. Until such time as the conditions are satisfied and the FDP mylars are recorded with the County, the proposed CSP cannot be approved.

Response: Not Applicable to this application. FDP has since been approved and recorded with the County.

The Aurora Highlands FDP included standards for urban design and landscape design, however, architectural standards were not included. A major FDP amendment is required to add Architectural Standards (Tab 11) prior to or concurrent with the first CSP.

Response: Not Applicable to this application. An FDP amendment has since been approved and recorded with the C

1B. Zoning and Development Standards

Land uses within the E-470 District subareas shall comply with Article 9, E-470 Corridor Zoning Regulations “to establish the highest possible levels of community and building design consistent with the healthy economic development of the corridor.” The proposed CSP shall also comply with the standards outlined in the Draft Unified Development Ordinance.

Response: Comment noted. The proposed Preliminary Plat complies with the UDO.

1C. Identify all adjacent Planning Areas and proposed land uses. General access points must be provided for each adjacent Planning Area and please include a more detailed context map.

Response: A context map has been provided with requested information.

1D. Clearly define the limits of work and identify the location(s) of significant adjacent features such as the drainage features, utility line locations within or adjacent to the site plan area. The protection of natural features is required.

Response: The requested information has been provided.

1E. Make sure the proposed improvements are consistent with the Public Improvement Plan (PIP) approved with The Aurora Highlands Framework Development Plan (FDP). All required off-site improvements need to be included within your proposed Infrastructure Site Plan (ISP) such as: utilities, drainage, roadways, sidewalks, landscape, pedestrian/bike connections, street/ pedestrian lighting, retaining walls, traffic signalization and any associated public easements, fire lanes or dedication of rights of way. Also, the parties responsible for these improvements need to be identified. The ISP must be submitted before or concurrent with this CSP submittal.

Response: Noted, the required offsite improvements have been identified within the approved ISP.

1F. Please identify all existing rights-of-way and easements within the entire CSP planning area. Section 147-17 outlines the process required for street right-of-way vacation. Right-of-way that contains existing improvements will require approval from City Council.

Response: All existing rights-of-way and easements have been labeled.

2. Traffic and Street Layout Issues

2A. 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. The proposed streets are required to meet public street standards. City design standards call for detached sidewalks and tree lawns. The various street cross sections should be included in the plan set, as well as, the major pedestrian ways or trails and should align with the standards identified in the FDP and/or PIP.

Response: Noted, COA criteria was utilized for the street sections.

2B. Provide an additional access to the collector to the east, generally north of the proposed community park.

Response: Not Application to this Application. The requested access has been provided.

2C. The unbroken length of all newly platted local street segments shall not exceed 700 feet. Street lengths may be said to be broken if intersected by a street or pedestrian path at least 25 feet in width connecting to an adjoining street (Section 146-1101, Table 11.1) Additionally, the perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800 feet, to the maximum extent practicable in light of topographic conditions (UDO 146-4 (4.3.9)).

Response: Not Applicable to this Application.

3. Environmental Issues

3A. Noise Impact Boundary Area (NIBA)

This property is located in the Noise Impact Boundary Area (NIBA) of Denver International Airport. The NIBA includes those areas located between the 55 Ldn and 60 Ldn contours. New residential uses or new residential structures permitted by the underlying zone must provide and include noise level reduction in the design and construction of all habitable structures. Residential construction requirements in the NIBA can be found in Table 22-1.

Response: Comment noted.

3B. DIA AID

This property is located within the Airport Influence District of Denver International Airport (DIA). The avigation easement must be conveyed to the city of Aurora and DIA. The City will record the easement with the Adams County Clerk and Recorder along with the first plat in accordance with Section 146-817 of the Aurora Zoning Code. The easement form is available on the City website at www.auroragov.org, Doing Business, Forms & Applications, City Planning.

Response: The requested avigation easement has been included with this initial application.

3C. Additional AID Requirements and Referral Request to DIA

Vendors of real property located within the Airport Influence District are required to provide notice to prospective purchasers in accordance with Section 146-811. The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors.

Response: Comment noted. A notice will be provided to prospective purchasers.

DIA and FAA will review the application for height restrictions, reflectivity, potential dust emissions and the location of the proposed water detention/water quality ponds. Contact R. Porter Ingram with the City Planning Department at 303-739-7227 with any additional questions regarding the AID regulations.

Response: Comment noted. Thank you.

4. Site Design Issues

4A. Density of Use.

The maximum density of the gross FDP area is 5 dwelling units per acre. Identify the proposed density for

the CSP and discuss density transfer, if applicable. Submit documentation on the CSP to track the total number of developed residential lots and the associated densities that will be attached to the FDP.

Response: Charts are included with this submittal outlining the requirements.

4B. *Building Orientation*

Double fronted lots are highly discouraged, especially along The Aurora Highlands Parkway. Orienting the rears of homes, even with a masonry wall, does not seem consistent with the character of the Parkway vision portrayed to staff. Staff encourages the applicant to consider re-orienting homes to front or side the parkway with the intent of creating a boulevard-type experience as shown in the attached photo.

Response: The product proposed with this application is a front loaded single-family detached home. The City's Roadway Design and Construction Standards would not allow driveways or even loop lanes to front an arterial street. Considerable buffers from the Parkway are included to enhance the boulevard experience.

As per Code, double frontage lots shall not be permitted adjacent to local or collector streets, and should be avoided where practicable along arterial streets. Where double frontage lots cannot be avoided, buffering of backyards and minimization of "fence canyon" impacts along the arterial streets shall include a landscaped setback at least 25 feet in width per Section 146-4.7.3 (UDO 146-4.3.10C)).

At least 50 percent of the total number of lots in the subdivision or block shall have recessed garage configurations, alternate-load garage configurations, or any combination of either (146-4.6.5(4)c).

Response: Comment noted. Thank you.

4C. *Vehicular, Pedestrian and Bicycle Circulation*

Identify all roadways, sidewalks, trails and bicycle connections on the CSP. Include cross sections of the proposed roadways. City design standards now call for 5.5-foot detached sidewalks and 8-foot tree lawns along collectors and 8-foot detached sidewalks and 10-foot tree lawns along minor arterials. Please refer to the Public Works Roadway Design and Construction Specifications for layout guidance requirements and Section 146-1107 for additional standards for residential motor vehicle, pedestrian and bicycle access.

Response: Requested items have been identified.

Show connections to the existing and proposed open space and trail networks within and beyond the CSP boundary that provides connectivity for all residents.

Response: Not applicable to this application.

4D. *Parking*

On-Site parking is required by Section 1504, Section 146-1101, Table 11.2 of the Zoning Code and UDO Section 146-4.6.3. Identify how guest parking will be accommodated for any residential products that are not single family detached. Identify how and where parking will be provided for the model homes.

Response: Not applicable to this application.

4E. *Site Lighting*

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 foot-candle 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. Show typical details of lighting on the plan and/or building elevations. The FDP should identify these features either by neighborhood or for the entire development. These uniform fixtures should be utilized throughout the entire CSP.

Response: Light pole locations have been shown on the plan.

5. Landscape Design Issues

Landscape standards are established by the FDP, Article 14 of the Zoning Code and Article 4.7 of the UDO. For further information regarding the UDO standards, please feel free to contact our Senior Landscape Architect, Kelly K. Bish, PLA, LEED AP at (303) 739-7189 or Debbie Bickmire at 303-739-7261.

Our general landscape comments on your proposal are listed below:

- A. General Landscape Plan Comments. Prepare your landscape plans in accordance with the requirements found in the approved The Aurora Highlands FDP, the City of Aurora Zoning code, specifically Section 146-502 Residential Zone Districts – Development Standards, Article 14 Landscape Ordinance as well as the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.

Provide 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. street frontage and buffer tables etc.

Response: All required landscape tables have been provided.

- 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.

Response: “Not For Construction” has been added to the landscape sheets.

Landscape plans submitted during the Development Application/Contextual Site Plan submittal process must be 24”x 36” 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: Landscape sheets are 24x36 and include plant labels, quantities, and schedule.

The applicant may want to consider the xeric front yard landscape option. Landscape code requirements permit either a traditional front yard landscape with sod or a xeric option without sod. Requirements for both options can be found within Tables 14.3A and B Home Yard Landscaping – Turf Option and Xeric Option within Article 14 of the Zoning code. Aurora water is offering home builders a \$1,000.00 tap credit towards the portion of the fee attributable to outdoor use for any single– family detached user. Applicants interested in the xeric front yard landscape concept, must submit landscape plans for each model home to demonstrate compliance with code requirements in order to obtain approval with their development application. The plant requirements and quantities within the landscape code for the xeric option are currently being updated. Please check back with the Planning Department for current requirements if pursuing this option. Tap Fee Credit Applications can be obtained from Aurora Water upon approval of development applications.

Response: Comment noted.

- B. Article 14 Landscape Ordinance Requirements. The following bullet points are not necessarily and all-inclusive list of the landscape requirements found within Article 14. The applicant is responsible for reviewing the landscape code and determining all applicable landscape requirements.

- **Street Frontage Landscaping.** Provide one shade/street tree per 40 linear feet of street frontage along all arterial, collector and interior local public streets. Refer to Section 146-1450 Additional Requirements for Residential Development (B). When a detached walk and tree lawn are provided according to Public Works street cross section requirements, street trees shall be provided within the designated tree lawn. Avoid the use of blue grass sod and install a more xeric sod mixture for the tree lawn. In lieu of sod, consider the installation of shrubs, perennials and ornamental grasses.

Response: Street trees have been placed an average of 40 feet apart avoiding utilities. Drought tolerant sod to be used within tree lawns.

Double frontage lots shall adjacent to local or collector streets should be avoided where practicable along arterial and collector streets. Where double frontage lots cannot be avoided, buffering of backyards shall include a landscaped setback at least 25 feet in width per Section 146-4.7.3 (UDO 146-4.3.10C)).

Response: Double fronted lots have been avoided where possible and where present include a minimum buffer distance of 20' per code at the time of approval. Additional buffering is provided from the open space trail corridor which runs along the western edge of the site.

- **Front, Side and Rear Yard Landscaping.** All single family detached residences shall be provided with front, side and rear yard landscaping as found in Section 146-1450(E). Requirements for residential lot landscapes may be found in Section 146-1450 and Tables 14.3 A & B. Front and side yard (corner lots) landscapes and the tree lawn/s adjacent to each lot must be completed prior to issuance of a final certificate of occupancy. Temporary certificates maybe granted at the discretion of the Building Department when certificates are requested outside of the normal landscaping season—April 1st through October 31st.

Response: Font, side, and rear yard landscape will be submitted and approved with the building permit.

- **Detention, Retention and Water Quality Ponds.** The city encourages all applicants to utilize LID (Low Impact Development) principles as permanent best management practices (BMP's) whenever possible in order to avoid the installation of large unsightly detention ponds. Applicants may propose their own BMP's or refer to Urban Drainage and Flood Control Districts Storm Drainage Criteria Manual where multiple examples of BMP's are described such as grass buffers, grass swales, permeable pavements etc.

Response: Comment note applicable to this application. There are no detention, retention, or water quality ponds within this Preliminary Plat.

Should the applicant choose to utilize a traditional detention pond, pond depths 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 sf. Refer to Section 146-1434 Detention, Retention and Water Quality Ponds.

Response: Comment note applicable to this application. There are no detention, retention, or water quality ponds within this Preliminary Plat.

- **Special Landscape Requirements at 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. Refer to Section 146-1451 Additional Requirements for Residential Development (C) Special Landscape Requirements at Entryways and Intersections.

Response: Comment note applicable to this application.

- **Irrigation.** Refer to Section 146-1430. All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water 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) 739-8819 in Aurora Water regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Response: A hydrozone map has been included. Irrigation plans will be submitted to Timothy York separate from this plan set.

- C. FDP Landscape Standards. Comply with the landscape standards in FDP Tab #11. Include unique landscape design features that characterize and carry out the FDP theme(s).

Response: The landscape design within this Preliminary Plat complies with the FDP.

6. Architectural and Urban Design

6A. Residential Design Standards

As previously stated, Architectural Design Standards must be added to the FDP. They can be submitted and reviewed prior to or concurrently with the first CSP. We will not accept an application for a CSP if the architectural standards are not included in the development application. These should include architectural design themes for each neighborhood.

Response: Comment not applicable with this application. An FDP amendment has since been approved and recorded.

Residential building design standards for CSP's can be found in Section 146-914 and Article 13 of the zoning code and Article 4.8 of the UDO. Include building elevations as part of your site plan and call out dimensions, exterior finishes and color schemes. Include calculations demonstrating that the proposed elevations are meeting the code requirements. Color and material samples are required with the initial submittal.

Response: Building elevations are subject to The Aurora Highlands Design Review Committee and will not be included with this application.

6B. Garage Doors as a Percentage of Front Facades

Where a garage door or doors accommodating one or two cars in non-tandem configuration appear on the front of a residential structure, the door or doors shall not occupy more than 47 percent of the total width of the front elevation, requiring lot sizes to accommodate this percentage. For garages built to accommodate three or more vehicles in non-tandem configuration, the garage doors shall not occupy more than 55 percent of the total width of the front elevation. All three-car garages shall have a minimum two foot offset between the single and double garage doors, or between two single doors, if three single doors are provided.

(Section 146-1302 and UDO 146-4.6.4 d).

Response: Comment noted. Thank you.

7. Fencing

Fencing standards are included in the FDP Urban Design Standards and Article 17 of the zoning code. Identify all fence types and location on your site plans and landscape plans and include details for each fence type. Please note any fencing along arterial street frontages are required to be constructed by and maintained by the Metro District or Home Owner's Association.

Response: A fencing plan for this CSP has been included.

8. Signage

Please refer to Article 16 of the Zoning Code for complete regulations. Neighborhood identification signage is permitted at entrances located on an arterial or collector street. The standards include maximum sign

area of 96 square feet, 2 signs per entrance and 6' maximum height. All proposed sign locations should be shown on the plans.

Response: *Comment not applicable with this application.*

9. Waivers

All waivers from design or development standards must be clearly listed in the *Letter of Introduction* along with a statement of justification in accordance with the criteria outlined in Section 146-409(D). If approved, the waivers must be listed on the cover sheet of the CSP drawings.

Response: *The Applicant is not seeking adjustments at this time.*

The CSP can be reviewed and approved administratively unless it is determined that waivers exceed 10% of the standards or requirements, which will require Planning Commission review and approval.

Response: *Comment noted. Thank you.*

10. Mineral Rights Notification Requirements

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

Response: *Certification regarding notice to severed mineral estate owners, pursuant to §.*

11. New CAD Standards

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: *Noted, CAD data will be provided prior to recording.*

Pre-submittal Meeting:

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: *Comment noted. Thank you.*

Community Participation:

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: *Comment noted. Thank you.*

Neighborhood Services Liaison:

- Your Neighborhood Services Liaison is Susan Barkman. She 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: *Comment noted. Thank you.*

- 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: *Comment noted. Thank you.*

- Additional information about the Neighborhood Liaison Program can be found on the Neighborhood Services page of the city website.
Response: Comment noted. Thank you.

PARKS, RECREATION & OPEN SPACE COMMENTS

GENERAL

The applicant is proposing the development of Filing 1 of The Aurora Highlands subdivision, inclusive of infrastructure, park, and open space associated with this filing. PROS has been working closely with the applicant to devise a system to systematically track all proposed park and open space implementation relative to FDP requirements with each neighborhood and filing.

Response: Tracking charts have been included with this Preliminary Plat that track PROS requirements.

PROS land dedications are based on projected population for each development. In order to provide the minimally required land dedications and enable flexibility in addressing the population projections for each filing, PROS will work with the applicant to address the following conditions:

- *The Aurora Highlands will provide land dedication for Neighborhood Park, Community Park and Open Space as required by city code and the Parks and Open Space Dedication and Development Criteria Manual. This includes dedication of open space property outside of the 100 year flood conveyance.*
Response: Noted. Dedications have been included in the tracking charts of this PP.
- *Due to proposed density transfer, the actual park and open space dedication acreage requirement will fluctuate. Therefore, Neighborhood Park locations are shown to meet the ½ mile radius service area requirement. At the time of each CSP submittal, there will be an evaluation of the Parks and Open Space dedication required for that Village. The actual size of the parks and open spaces will be adjusted to meet current dedication requirements such that there is never an actual deficit within any Village.*
Response: Noted. Dedications have been included in the tracking charts of this PP.

PARK AND OPEN SPACE TRACKING

The applicant has agreed to draft a spreadsheet for use in tracking all park and open space dedication relative to requirements set forth in the FDP. The draft tracking form shall be submitted to PROS for evaluation and approval. Once approved, the tracking form will be submitted with each successive filing as land dedication is evaluated by staff.

Response: Proposed tracking charts have been coordinated with PROS staff and are included with this PP application.

FILING 1 PARKS

The plan submitted with Filing 1 shows a neighborhood park and a pocket park associated with this portion of the development. Provide clarity as to what park and open space elements are being proposed for design and development with Filing 1.

Response: Comment note applicable to this application.

AURORA WATER COMMENTS

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.

Key Issues:

- ▶ Install water, sanitary sewer and storm per approved Master Utility Study
- ▶ Sanitary sewer required to have an outfall prior to issuance of Certificate of Occupancy.
- ▶ Individual meter and service laterals to all single family homes.
- ▶ Show erosion control and utility phasing on civil plans.

Utility Services Available:

- Water service may be provided from infrastructure installed per Master Utility Study.
- Sanitary sewer service may be provided from infrastructure installed per Master Utility Study.
- Project is located on Map Page 02U.

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
 - Grease Interceptors are required for commercial kitchens
 - Sand/Oil Interceptors are required for vehicle maintenance facilities
 - All utility connections in the arterial roadway are required to be bores.

Response: Requested items are shown on the 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).

Utility Development Fees:

- The Sanitary Sewer Interceptor and Storm Drainage Development fees are required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required.

Response: Noted.

- The Water Transmission Development Fee has been combined into the water connection fee and is required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.

Response: Noted.

- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules below:

- Platted After January 1, 2017

Response: Noted.

PUBLIC WORKS COMMENTS

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

Key Issues:

- ▶ A Detailed Traffic Impact Study is required for each CSP.
 - The Detail Traffic Impact Study for The Aurora Highlands “TAH” CSP1 Filing 1 which would include the approximately 500 dwelling units.
- ▶ Signal Escrow will be required at multiple intersections, these will be identified through additional traffic studies completed for the project. Funding of the escrow will be defined by one of the following TIS identifying intersection control and Signal warrant analysis for 2040: as the boundaries for each CSP are submitted with their DTIS or if a secondary Master Traffic Impact Study or update to the existing MTIS.
- ▶ Traffic Engineering has identified the value of a through road for the east/west connection onto the east collector (through the Harvest alignment pedestrian corridor) on the north side of PA-43, Community Park, as identified on one of the pre-submittal plans.
- ▶ Potential mini-roundabout location has been identified by COA staff, for the 4-leg intersection to the north east of the NAC (or future MUN).

- Show all adjacent and opposing access points on the Site Plan.
Response: Access points are shown on the site plan.
- Label the access movements on the Site Plan.
Response: Access movements have been labeled on the site plan.
- Traffic identified concerns of potential driveways on street with higher than 4,000 ADT or Collector Streets. Refer to City of Aurora code Section 4.04.2.02 for additional information on homes on or adjacent to these streets.
Response: Noted, lots will not be proposed on streets with ADT's higher than 4,000.
- Objects and structures shall not impede vision within 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: Sight triangles have been shown on the site plan.

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: Note is included.

ROW/Plat:

- Designate a Public Access Easement along roads.
Response: Easement has been dedicated as requested.
- Based on our review of the Master and Detail Traffic Study, additional ROW dedication may be required.
Response: Comment not applicable to this application.
- A traffic signal easement shall be required at intersections identified for potential signalization to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.
Response: Comment note applicable to this application.

Improvements:

- As identified in the Master or Detail Traffic Study or by City Traffic Engineer, the developer is required to construct a left turn bay on medians that have been developed / landscaped.

Response: Response: Comment note applicable to this application.

- Based on our review of the Detailed Traffic Study, deceleration lane(s) may be required.
Response: Comment note applicable to this application.

- 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. 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: Signage has been shown and labeled.

- Show the installation, by developer, “Right Turn Only”/“Do Not Enter” signs at appropriate locations. Signs shall be installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards.
Response: Comment note applicable to this application.

- 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: Noted, site plan note #16 is provided on the general notes and typical sections sheet.

- Based on the review of the Master Traffic Study and the Detail Traffic Study, certain intersections may be candidates for future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. When the CSPs are planned out or an update to the Master Traffic Impact Study, there will be a requirement for the following note to be added to the appropriate Site Plan:
 - **(Applicant/owner name, address, phone)** shall be responsible for payment of ____ 25/50/100% of the traffic signalization costs for the intersection of _____ and _____, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. **Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code.** The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.
Response: Comment not applicable to this application.

- A Detail Traffic Impact Study will be required for each CSP which will include addressing the following specific items:
 - 1) Trip Generation from the site and conformance with Master Traffic Study
 - 2) Analysis of sufficiency of interim roadway network for the near-term buildout
 - 3) Include detailed analysis of:
 - a) All site access points
 - b) Interior intersection control
 - 4) Site Circulation Plan

- 5) Intersections along major access routes to/from the site
- 6) Signal Warrant Analyses of internal intersections– Warrant 1,2,3 all to be included (or to be included in updated master)
- 7) Analysis of pedestrian connectivity/ trail system /crossing locations.
- 8) Discussion of the application of elements from the Traffic Calming Toolbox to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox may 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.

Response: A traffic impact study is not applicable to this application.

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 *Brianna Medema* at bmedema@auroragov.org as soon as possible.
 - The Traffic Study shall also be uploaded with the rest of the submittal.
- Based on our review of the Traffic Impact Study(s), additional improvements may be required.
- Response: A traffic impact study is not applicable to this application.**

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 required for this development shall be in conformance to the Public Improvements Plan. Within the neighborhood, full street width construction shall be completed with any necessary utility extensions. Sidewalk, street lights, and landscaping shall be completed on the side of the street with home construction prior to the issuance of a Certificate of Occupancy.

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.
Response: Comment not applicable to this application, roadways were part for Filing No. 1 and Filing No.2
- Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6" vertical curb and gutter.
Response: Comment not applicable to this application, roadways were part for Filing No. 1 and Filing No.2
- 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 not applicable to this application, roadways and ramps were part for Filing No. 1 and Filing No.2

- 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: Noted.

- 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 is not applicable to this application.

- Homes and drives are allowed to front a collector street if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the *Roadway Design & Construction Specifications*, October 2016 edition.

Response: Comment is not applicable to this application.

- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the *Roadway Design & Construction Specifications*, October 2016 edition.

Response: Comment is not applicable to this application.

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

Response: Comment is not applicable to this application.

- Street lights are required along adjacent roadways. Street light spacing, location, wattage, etc., information is contained in Section 4.10. See Section 2.12 for Street Lighting Plan submittal requirements. 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: Response: Comment is not applicable to this application, street lights were designed with Filing No. 1 and No. 2

- The street standards require the construction of an entry island where local streets intersect arterial streets as shown in Standard Detail S14. Show this island on the plan. The island shall be constructed and the interior of the island shall be maintained by the developer/owner/metro district. Add a note to the site plan and civil plans indicating this responsibility. A license agreement will be required for construction/maintenance of the island within the ROW.

Response: Comment is not applicable to this application.

ROW/Easements/Plat:

- ROW dedication is required for proposed roadways.

Response: Comment is not applicable to this application, ROW was previously platted.

- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20-foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersection of local roadways.

- *Response: Comment is not applicable to this application, ROW was previously platted.*
- 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.
 - 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: Easements by separate document should not be necessary with this application.

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. Full spectrum detention is required for this project.

Response: Noted, a conformance letter has been provided.

- 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 is not applicable to this application

- 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: Noted.

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

Response: Comment is not applicable to this application

- 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: Noted.

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

Response: Comment is not applicable to this application, infrastructure has been designed with previous filings.

FIRE/LIFE SAFTY COMMENTS

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

Key Issue:

► The need for a temporary fire station had been discussed during the pre-application meeting. Two options had been discussed with one being the lease or purchase of a single-family lot and home; and the second being the possible use of the E-470 toll plaza. In order to solidify the location of the temporary fire station it is recommended that a separate meeting take place to include Fire Commander Alan Robnett, Mike Dean, and Vinessa Irvin. Please call Mike Dean at 303-739-7447 to set up this meeting.

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: Comment noted.

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: [ICC Codes Online](#).

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.

- Alternative Fire Lane Surfacing Material
- Alternative Fire Lane Surface Signs
- Combined Fire Lane and Pedestrian Sidewalks
- Dead-End Fire Lane Detail
- Fire Lane Sign Detail
- Grading Plan
- Sign Package
- Signature Block
- Street Standards and Street Section Details

Response: Noted.

Fire Department Access:

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

- Fire Lane Easement (Possible secondary emergency access points)
- Motor Courts and Looped Lanes – 146-1108
- Two points of emergency access is required to each phase of construction.

Response: Noted, adequate access has been provided.

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 includes both internal site areas and abutting public street systems. Each phase of construction must reflect fire hydrants being served from a looped water source.

Response: Noted, hydrants are spaced per IFC standards.

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:

- 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.

Response: Comment noted.

Legend:

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

Response: Individual legends are provided on applicable plan sheets

Phasing Plans:

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

Response: Noted, this filing will be completed in one phase.

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.

- Advisory Comment: (Framework and General Development Plan Note) Temporary Fire Station Requirements
- Advisory Comment: (Framework and General Development Plan Note) Permanent Fire Station Requirements
- Advisory Comment: (Framework and General Development Plan Note) Whelen Warning System Requirements
- Whelen Siren Access Requirements:
 - Provide a 12’ wide concrete access drive.
 - Design as a 6” reinforced concrete drive surface.
 - Show it as coming alongside the tower for parking and maintenance.
 - If this access drive creates a dead end longer than 150’, a turnaround is highly recommended, and we may need to discuss it further. If it is less than 150’, it should be adequate without a turnaround. (You should be able to control the length of the access drive since you have some latitude re: the tower setback from the community center access drive.)

Response: Whelen Siren access is not applicable with this PP.

- (Plat Note) If Plat does not contain a Dedicated Fire Lane Easement
- (Plat Note) If Plat Contains Fire Lane Easement
- (Site Plan Note) Access Control Gate or Barrier Systems
- (Site Plan Note) Addressing
- (Site Plan Note) Aircraft Noise Reduction (LDN)
- (Site Plan Note) Alternative Fire Lane Surfacing Materials.
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress

- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs

Response: Applicable notes are included on the Preliminary Plat and Final Plat.

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, data block has been provided.

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.

- Access to within 150 feet of Each Structure
- Alternative Fire Lane Surfaces
- Alternative fire lane surfaces other than asphalt or concrete will require a license agreement through Real Property within Public Works.
- Fire Apparatus Access Road Specifications

Response: Noted, life safety criteria has been met.

- If an existing fire lane has to be removed or relocated for any reason, the fire lane must be replaced using the current fire lane specifications of the Public Works Department.
 - Combined Fire Lane, Public Access and Utility Easements
 - Construction of Fire Lane Easements and Emergency Access Easement
 - Cul-De-Sac's
 - Dead-end Fire Apparatus Access Roadways
 - Dead-End Public Streets
 - Encroachment into Emergency Access or Fire Lane Easements are Prohibited
 - Grade
 - Labeling of Easements on the Site Plan, Plat and Civil Plans
 - License Agreement

Response: Noted, no existing fire lanes are located within the site plan area.

- Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and gating systems crossing a dedicated fire lane easement and gating systems will require a license agreement through Real Property.
 - Where motor Courts and Looped Lanes are utilized please provide a dedicated Fire Lane Easement using a 23' width for two-way traffic and 18' width for one-way traffic.

Response: Comment is not applicable to this application, roadways have been designed with previous filings.

- The fire lane is typically located on the open space side allowing a 7-7 ½ foot parking area in front of each home. This parking area cannot encroach into the adjacent fire lane easement.

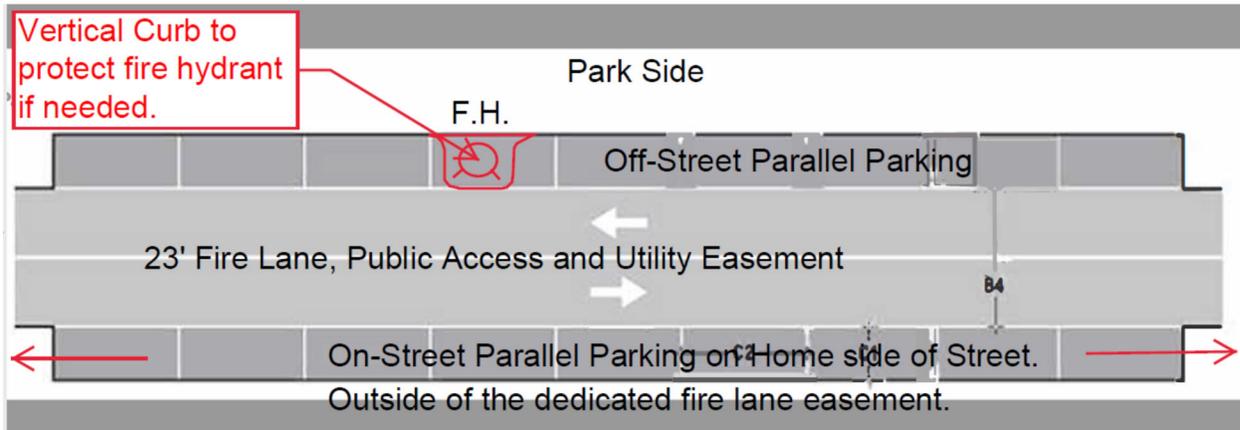
Response: Comment is not applicable to this application, roadways have been designed with previous filings.

- No-Parking Fire Lane signs are required on the pocket park side of the looped lane.

Response: Noted, signs have been noted.

- If additional parking is needed adjacent to the pocket park, then an additional 7-7 ½ foot parking area will be needed to ensure the fire lane is not encroached upon. One option that is available to you is off-street parallel parking spaces (see example below).

Response: Comment is not applicable to this application, roadways have been designed with previous filings.



- Fire Lane signs would be posted on the pocket park side of street.
 - Motor Courts - Where motor Courts and Looped Lanes are utilized please provide a dedicated Fire Lane Easement within the required width of each drive aisle (23' for Motor Courts and 18' for Looped Lanes) as depicted in Aurora Building and Zoning Code, Section 146-1108.
 - No Parking is allowed within a Fire Lane Easement
 - 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: Noted.

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: Trash enclosures are not proposed with this PP application.

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 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: Noted.

- 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: The pre-submittal has been coordinated with Real Property.

Site Plans:

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

Response: Noted, all required information has been provided.

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 that may 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.**
- **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: Noted.
- If there are existing easements that are no longer needed, the City will require the developer to make application to the City to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Real Property, it takes about 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: Noted.
- 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: Noted.