

**Re: GVRE Tibet Road Phase 2 - Library Time (#1509814)/Pre-Application Meeting held
January 07, 2021**



April 12, 2021

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

Re: GVRE Tibet Road Phase 2 - Library Time (#1509814)

Dear Ms. Rickhoff

On behalf of Oakwood Homes, Dewberry Engineering, and Terracina Design, we have reviewed the comments dated January 21, 2021. The following is a response to comments.

Key Issues:

- ▶ **Roadway Classification and Section Detail:** The GVRE Public Improvements Plan (PIP) identifies Tibet Road as a 3-lane collector based on the overall transportation system analysis of the area and the forecasted traffic volumes. NEATS, however, identifies Tibet Road as a 4-lane arterial between 38th Avenue and 56th Avenue. The City has provided support for a modified street section that includes buffered bike lanes. Please see the Transportation Planning comments on pages six and seven, and Traffic comments on pages 11 and 12 for additional information. **RESPONSE: We have met with the City regarding this classification and all agreed Tibet will remain a Collector from 38th Ave to 48th Ave. North of 48th Tibet becomes a 4 lane Arterial.**
- ▶ **Trail Crossing:** Show the design for the trail crossing of Tibet Road for the regional trail. This crossing will include a pedestrian-operated signal, a median and appropriate signage. **RESPONSE: Addressed**
- ▶ **Culvert:** The culverts must be installed prior to paving; this work cannot be done by others in the future. **RESPONSE: Acknowledged. Culverts to be installed prior to paving.**
- ▶ **Right-of-Way Dedication:** Submit a ROW of dedication exhibit for Phase II, connecting to Phase I, to the Real Property Division. The dedication may be done via separate document and easements will have to be separately dedicated. **RESPONSE: Acknowledged**

STEP I – PLANNING PHASE

Key Issues:

- ▶ Conformance with the Green Valley Ranch East Master Plan (FDP) and the Northeast Area Transportation Study Refresh (NEATS)
- ▶ Right-of-Way Dedication
- ▶ Curbside landscape requirement

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The site is located within the R-2 district, which is intended to promote and preserve various types of medium density housing. The uses in this district are intended to be close to collector streets and public transit facilities. **RESPONSE: Noted**

1B. Placetype

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

1C. Master Plan

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

1D. Site Plan for Infrastructure

The application will be reviewed and approved based on the criteria in Section 146-5.4.2.A.2.b. The proposed Site Plan will generally need to identify street improvements, grading, utilities, and landscaping. Please use the “Site Plan Manual” for contents of the plan submittal. **RESPONSE: Noted**

2. Land Use

2A. Historic Land Use

The proposed street alignment is bound by the undeveloped Green Valley Ranch East property to the west and the Windler Homestead property to the east. The Windler property has historically been used for farming and grazing. The proposed road will be aligned around the original 1881 homestead and farm. **RESPONSE: Noted**

3. Development Standards

3A. Dimensional Standards

The GVRE Public Improvements Plan (PIP) identifies Tibet Road as a 3-lane collector based on the overall transportation system analysis of the area and the forecasted traffic volumes. NEATS, however, identifies Tibet Road as a 4-lane arterial between 38th Avenue and 56th Avenue. The City has provided support for a modified street section that includes buffered bike lanes. Please see the Transportation Planning and Traffic comments for additional information. All proposed streets need to be labeled according to the city’s street standard ordinance, Chapter 126-1 and 126-36. **RESPONSE: Noted**

3B. Transportation Planning

NEATS (2018) Figure 13 identifies Tibet street as a 4-lane minor arterial between 38th Avenue and 64th Avenue. NEATS (2018) Build Out Volumes, Figure 10, would support Tibet Street being a collector at some point south of 48th as long as Tibet Street transitioned to a 4-lane minor arterial at or south of 48th Avenue.

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NEATS (2018) Figure 17 indicates Tibet is designated a secondary bike route between 38th Avenue and 64th Avenue with on-street separated bike lanes. See NEATS (2018) Appendix I, Figures I-3. If Tibet Street does transition functional classifications between a 4-lane minor arterial and a collector, the higher quality on-street bike facilities should remain due to possible residual effects of traffic continuing on from the higher speed 4 lane arterial section. **RESPONSE: Noted. We have met with the City regarding this classification and all agreed Tibet will remain a Collector from 38th Ave to 48th Ave. North of 48th Tibet becomes a 4 lane Arterial. We will also provide a 4' crusher fines trail attached to the sidewalk in treelawn between 38th Ave and 48th Ave.**

3C. Right-of-Way Dedication

The right-of-way for Tibet Road can be dedicated by plat or by separate document. Please identify proposed easements and utilities on private property adjacent to the right-of-way. Utilities should not be located in the curbside landscape (between the back of curb and the sidewalk) in order to accommodate required landscaping and tree plantings. **RESPONSE: Noted**

3D. Lighting

Standards for exterior lighting are found in Section 146-4.9. Lighting along public streets and landscaped areas shall comply with the Aurora Roadway Design and Construction Specifications Manual and be of a unified design. Include typical details of lighting on the plans. **RESPONSE: Noted**

4. Landscape Design

4A. General Landscape Plan Comments

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

4B. Landscape Plan Preparation

Label all landscape sheets "Not for Construction." Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes. Plans shall have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. Landscape plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscaping etc.) to demonstrate compliance with code requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set. **RESPONSE: Noted**

4C. Section 146-4.7 (Landscape, Water Conservation, Stormwater Management Requirements)

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

- **Curbside Landscape**

Provide one shade/street tree per 40 linear feet of street frontage along both streets (Section 146-4.7.5.C). When a detached walk and curbside landscape are provided according to Public Works street cross section requirements, street trees shall be provided within the designated

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curbside landscape. The curbside landscape installation will not be required until the time of development of the adjacent site(s). **RESPONSE: Noted**

Plantings permitted within the curbside landscape area vary depending upon the width required by the street cross section. Curbside landscape widths three feet or less may be rock mulch, but no white rock is permitted. Curbside landscape widths four to six feet in width shall be shrubs, ornamental grasses, and perennials at a ratio of one shrub/grass per 40 square feet of curbside landscape. Grasses may only be provided to a maximum of 40%. Shrubs and grasses must be five-gallon size at time of installation. For curbside landscapes six to ten feet in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. Sod may not be installed unless the curbside landscape is a minimum of ten feet wide. **RESPONSE: Noted**

- *Median Landscape*

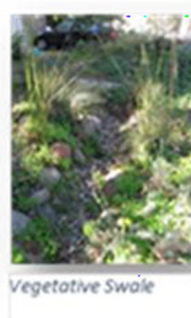
If medians are included in the proposed design, the median landscape design should identify any proposed phasing and maintenance obligations. The City does not maintain medians in collector streets, so please identify who will be responsible for maintenance. **RESPONSE: Noted**

- *Irrigation*

Refer to [Section 146-4.7.3.C](#). All developments shall install an automatic irrigation system for landscape areas. To assess the irrigation tap fees, Aurora Water requires the applicant to divide their landscape into water conserving, non-water conserving, and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Irrigation plans may be submitted as part of the phased landscape installation. Coordinate with Timothy York at 303-326-8819 regarding phasing of irrigation plan submittals and application fees will be necessary. An irrigation permit is required prior to the installation of an irrigation system. **RESPONSE: Tables provided in site plan submittal. Irrigation plans will be submitted as we near completion of construction documents.**

- *Detention Pond and Water Quality Measures*

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



Applicants may propose their own BMPs or work with Aurora Water / Public Works. Aurora Water recently completed a study and produced a manual titled "Low Impact Development

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Techniques for Urban Redevelopment in Aurora.”. Applicants are encouraged to utilize this document as an introduction to LID/BMP techniques. **RESPONSE: Noted**

All detention pond facilities shall not exceed 6’ in depth. The area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs or the approved tree and shrub equivalents per 4,000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur, such as when buffers, detention / water quality, and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer.

RESPONSE: No detention ponds will be part of this submittal.

5. 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: No adjustments are necessary

6. Submittal Reminders

6A. 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 a later date once plans are final**

6B. 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**

6C. Mineral Rights Notification

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

Pre-Submittal Meeting:

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

Please note that a separate pre-submittal meeting is required with Real Property for the Subdivision Plat prior to application submittal. Please contact Real Property directly to schedule this meeting. **RESPONSE: No meeting will be necessary as Aztec is familiar with the standards of Aurora.**

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Community Participation:

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

Neighborhood Services Liaison:

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

Oil and Gas Development

We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site. There may be existing underground pipelines in right-of-ways. Should you have any questions about oil and gas development, please reach out to Jeffrey Moore, Manager of the Oil & Gas Division. **RESPONSE: Noted**

Parks, Recreation & Open Space Department (PROS)

Show the design for the trail crossing of Tibet Road for the regional trail. This crossing will include a pedestrian-operated signal, a median and appropriate signage. **RESPONSE: Crossing shown in this phase of Tibet plans.**

Forestry Division

There are no trees that will be impacted by the construction of Tibet Rd. The trees at the Windler Farm will not be impacted. **RESPONSE: Noted**

Ash Trees Prohibited:

Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this new requirement. **RESPONSE: Noted**

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.

Key Issues:

- ▶ Sanitary and water must be installed per the approved Master Utility Study (MUS).
- ▶ Waterline will need to be looped for PA 5 (preferably in 38th Avenue).
- ▶ The culverts must be installed prior to paving. Work cannot be done by others in the future.

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Utility Services Available:

- Water service may be provided per the approved MUS.
- Sanitary sewer service may be provided per the approved MUS.
- The project is located on Map Pages 98S.

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: Noted**
- General utility design criteria can be found in Section 5 of the [Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure](#) (Utility Manual). **RESPONSE: Noted**

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project. **RESPONSE: Noted**
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy. **RESPONSE: Noted**
- For a full listing of Utility Fees, please see the [Aurora Water Fee Schedules](#). **RESPONSE: Noted**

Public Works Department

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

Key Issues:

- ▶ Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time. Multiple adjacent Traffic Impact Studies have analyzed this roadway section. Conform with the previously approved studies.
- ▶ Ensure interim condition for 48th Avenue & Tibet Road is appropriately constructed. Review turning templates and interim striping & sign position.
- ▶ Incorporate pedestrian crossing on southern portion of Tibet Road with the roadway construction.
- ▶ Traffic Signal funding has been identified in the PIFA.
- Show all adjacent and opposing access points on the Site Plan. **RESPONSE: Addressed.**
- Label the access movements on the Site Plan. **RESPONSE: Addressed.**
- Objects and structures shall not impede vision within the sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan

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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: Trees are set back from stop signs accordingly and landscape is restricted to 26" height in sight triangles.**

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'

- 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: No homes front a local street within 75' of 48th Ave. Homes do front a local street off of Tibet Road which is a Collector status.**
- Right turn lanes for major intersections shall consider alternative geometric configurations (standard geometry for channelized right turn lanes with acceleration lane, compound curves for channelized right turn lanes without acceleration lanes). **RESPONSE: We have no information indicating the need for right turn lanes.**
- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following not to the Site Plan:
 - 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: Addressed**

ROW/Plat:

- Dedicate ROW for this roadway. **RESPONSE: Oakwood will dedicate the necessary land required to provide the necessary ROW for this roadway, but the adjacent land owner will need to dedicate the land located within their property when they develop their property in the future.**
- A traffic signal easement shall be required at the intersection of 48th Ave and Tibet Rd to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet. **RESPONSE: This is already being provided as part of the 48th Avenue roadway extension plans from Rome Street to Tibet Road that is currently under review.**

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:

- ▶ Construction of Tibet Road shall be in conformance with the Public Improvement Plan (PIP) and Traffic Study.
- ▶ A preliminary drainage report shall be submitted with the site plan. Detention and water quality shall be in conformance with the master drainage study.
- ▶ 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.
- ▶ This application will be referred to Mile High Flood District for review and comment.

Improvements:

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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.
- Curb ramps must be shown (located) on the plans at all curb returns, “T” intersections, 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: This has been addressed and will be addressed in the construction drawings.**
- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18. **RESPONSE: Acknowledged, but this is not anticipated for this project.**
- 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: Acknowledged, but this is not anticipated for this project.**
- Street lights are required along adjacent roadways. Please refer to the Draft Lighting Standards for street light spacing, location, wattage, etc., information. Street lights along public right-of-way shall become City owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Street light locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis. **RESPONSE: This has been addressed and will be addressed in the construction drawings.**

ROW/Easements/Plat:

- ROW dedication is required for Tibet Road. This site must dedicate all of the designated ROW width of 80-feet. **RESPONSE: All ROW within Oakwood Homes property will be dedicated for this roadway, however, additional ROW will need to be dedicated by the adjacent property owner when they develop their property in the future.**
- 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: All easements required will be provided.**

Drainage:

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

- Per Section [138-367](#) of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved. **RESPONSE: Acknowledged and addressed.**

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- 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. While we cross two drainages, we anticipate no notable improvements regarding drainageways.**
- 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. This will be addressed during the construction drawing phase.**
- 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: Based on the current Master Drainage Report, a water quality pond will be required. This will be accommodated in the water quality pond provided with the adjacent Filing 10 subdivision to the west that will be constructed concurrently.**
- 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, but this is not anticipated for this project.**
- A public storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it. **RESPONSE: Storm sewers will be drain to the ponds within Tibet Road Phase 1 and Filing 10 or drain directly into the Tributary T North Branch.**
- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed. **RESPONSE: Addressed.**

Fire/Life Safety Comments - Building Division

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

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.

- [Signature Block](#)
- [Street Standards and Street Section Details](#) **RESPONSE: Addressed**

Fire Hydrants:

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

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in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

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 does not contain a Dedicated Fire Lane Easement](#)
- [\(Site Plan Note\) Emergency Ingress and Egress](#) **RESPONSE: Addressed**

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: Addressed**

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.

- [Dead-End Public Streets](#)
- [Private Streets Constructed to Public Street Standards](#)

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.

Key Issues:

- ▶ Submit a ROW exhibit for Phase II, connecting to the ROW for Phase I.
- ▶ Any associated easements will need to be submitted separately.

Site Plans:

A Site Plan may 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](#).

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](#) **RESPONSE: This will provided shortly.**
- The planned street right-of-way for your project will have to be dedicated by separate document. The legal documents must be prepared using Real Property specifications which are found in the [Dedications Packet](#). Once complete and accurate easement dedication information is submitted to Real Property, it takes about **8-10 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: This will provided shortly.**
- 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: We will not be pursuing a partnership with cell carrier**

technology and light poles at this time.

STEP II – CONSTRUCTION DOCUMENT PHASE

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

Civil Engineering Plans

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

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

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

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

[Aurora Water](#)

General Requirements:

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

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

Construction Stormwater Quality Requirements:

- A Stormwater Quality Discharge Permit and Stormwater Management Plan and Report will be required for this project. See the latest revision of the City of Aurora [Rules and Regulations Regarding Stormwater Discharges Associated with Construction Activities](#) Manual (SWMP Manual) for more detailed requirements. A [Colorado Discharge Permit System \(CDPS\)](#) (CDPS) permit may be required by the State Health Department if a City of Aurora Stormwater Quality Discharge Permit is required.
- CAD Data Submittal Standard: The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the City for signature sets and on capital projects funded by the City. Details of the CAD Data Submittal Standard can be found on the [CAD Standards](#) web page.

Public Works Department

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

Traffic Division

- Construction Documents should reflect all approved accesses, and laneage, and right of way and easement dedications.
- The Construction Documents shall include an Interim and an Ultimate Signing and Striping Plan, and Traffic Control Plans. If lane closures are required per the Traffic Control Plans, occupancy fees will apply. The calculation for these fees are available on the City's website or in the Development Handbook.
- Critical Traffic Control Areas, as identified by the Traffic Manager during Civil Plan review, are circumstances that develop resulting from temporary modifications to the roadway network. Critical Traffic Control Areas can include, but are not limited to:
 - lane closures resulting in reduction in vehicles capacity greater than 50%,
 - proximity to intersections, access drives, rail lines,
 - locations with higher multimodal movements, or
 - other special circumstances

When identified, the contractor shall submit Traffic Control Plans (TCPs) to the City through the Public Improvement Permit Application process for the City's review as soon as possible or a minimum of four weeks in advance of construction. In addition, as part of the Public Improvement Permit and TCP, the contractor may be required to provide advance notice (minimum two weeks) to nearby impacted users. Notifications by the contractor may be required to neighboring residences, businesses, or impacted operations of emergency response entities (law enforcement, fire, and medical), transit,

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delivery companies, etc., as determined by the Traffic Manager at time of the TCP review.

- Place a note on the Construction Site Plan or Grading Plan indicating all construction vehicles (including construction workers' vehicles) shall access the site from Picadilly Rd, via 48th Ave and not through the adjacent residential neighborhood(s).

Engineering Division

General Requirements:

- All new developments and redevelopments are required to develop and implement a permanent condition Stormwater Management Plan (SWMP) in conjunction with the overall drainage plan for the site. The SWQCP shall be included in and become part of the preliminary and final drainage reports. The SWQCP shall discuss and propose the solutions to permanently enhance the quality of stormwater runoff through the site.
- The SWMP shall be developed by applying the permanent water quality "best management practices" described in Volume 3 of the USDCM. The SWMP shall be shown in a separate section of the drainage report. Proposed permanent stormwater quality enhancement facilities shall be sized and located on the drainage map (see section 2.42, ["Storm Drainage Design and Technical Criteria"](#) manual). The development community is encouraged to use multiple BMPs in creative and non-traditional site design to achieve the water quality objectives.
- A drainage easement is required for stormwater quality detention ponds. This easement shall connect to an access easement that ties to public right of way for access to the facilities. These easements shall be executed prior to the approval of the Civil Plans.
- An Inspection and Maintenance Plan (I and M Plan) shall be developed concurrently with the design of the permanent BMP's and submitted with the final drainage plan and report for approval. See the 2010 [Storm Drainage Design & Technical Criteria](#) manual's appendices for direction on preparing an I and M Plan, including the Maintenance Agreement. A signed Maintenance Agreement shall be submitted to the Water Department prior to issuance of a certificate of occupancy, or if no CO, then prior to approval of the Civil plans.
- The civil plans will not be approved until the preliminary drainage report is approved and the plat is ready for recordation.

Roadway Design and Construction Specifications:

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

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(Fire Marshal) and the City Engineer.

RESPONSE: COA requirements will be met at time of Civil Construction Documents.



Pre-Application Conference

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

To: David Carro
From: Scott Campbell
Date: January 7, 2021
Subject: GVRE Tibet Road Phase 2
Location: SEC of E 48th Ave and Picadilly Rd

Listed below are the neighborhood associations that are currently registered with the Neighborhood Liaisons within one mile of your proposed project. Once your application has been formally submitted each Neighborhood Organization will receive a copy of your application along with a comment card to be returned to the Planning Department. The comment card allows neighborhood organizations to share their concerns about the application prior to Planning Commission. Since the neighborhood list is updated frequently, it is recommended if you submit your application to the Planning Department any time after 30 days of today's date, you should obtain a new, current list. Your Planning Case Manager will have an updated list available at your presubmittal meeting.

As an applicant for a proposed development or use approval in the City of Aurora, you are strongly encouraged, but not required, to set up a neighborhood meeting with these representatives as soon as possible, but no later than 21 days prior to your scheduled public hearing. The purpose of this meeting is to explain your proposed development or use approval, and if necessary, to work with neighborhood representatives to address their concerns. Your assigned Neighborhood Liaison will assist you in scheduling and mediating the meeting at your request. The liaison will also provide you with an updated and accurate neighborhood association mailing list prior to the meeting. Adjacent property owner address information is available on the Adams and Arapahoe County web sites at www.co.arapahoe.co.us and www.co.adams.co.us. It is the applicant's responsibility to mail and/or e-mail a letter of invitation to all neighborhoods and adjacent property owners at least 10 days prior to the meeting. A sample letter of invitation is included in this packet. The assigned Planning Case Manager will attend the meeting to note any agreements made by the applicant, and will include those agreements in their presentation at public hearings. You may anticipate being asked at public hearings if you have met with nearby neighborhoods and the result of such meetings.

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

The neighborhoods within 5280 feet of your proposed developments are:

RESPONSE: No neighborhood meeting is planned at this time to discuss Tibet Road.

END OF RESPONSES