

Standard FDP Notes

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections and the S. Aurora Parkway Intersection. The cost of signals at perimeter intersections will be prorated, however the signal at S. Aurora Parkway will be 100 percent funded by the developer and/or owner. Signal, locations and cost sharing will be determined at Contextual Site Plan.
2. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
3. Archeological finds. The owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of CSP review. This reduction shall be considered an administrative FDP amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any conflicts with the FDP, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to CSP review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.
9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the FDP. Final approval of these documents is required before acceptance of an application for the first CSP within the project.

10. Landscaping Standards. Unless otherwise noted herein in a waiver, the landscaping standards outlined in section 4.7 of the Aurora Unified Development Ordinance apply to this FDP. Where the standards outlined in section 4.7 conflict with standards within this FDP, the more restrictive shall apply.

11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved FDP Standards.

12. FDP Waivers. Except for the waivers listed below, this FDP will be interpreted to mean that all standards contained in the FDP will meet or exceed all city code requirements.

13. Design Standards. An FDP as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the FDP Manual will be required to be submitted either with the application for the FDP or as an amendment to the FDP to be submitted with the application for the first CSP in the development.

14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)

15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with P&OSD Private Median Standards. (These policies are pending completion.)

16. Whelen Warning System Requirements: The FEMA requirement for outdoor emergency warning systems is a 60-70 foot monopole tower using an alert siren. The City of Aurora uses the Whelen Siren System. The land requirement for the tower is a 10' x 10' easement. Each siren covers approximately 3,000 radial feet at 70 DB and is typically spaced one siren per square mile. In newly annexed/developing areas of the city, sirens should be sited on every half section of ground (320 acres) or 6000 feet apart to provide edge to edge coverage. The exact placement of sirens will be determined by the City of Aurora's office of emergency management to insure that coordinated coverage is provided on a system-wide basis. For specific questions, the office of emergency management can be reached at 303-739-7636 (phone), 303-326-8986 (fax), or (email) afd_oem@auroragov.org.

17. The owner and/or developer are not responsible for any current or future improvements related to S. Harvest Road.

18. The Pomeroy Property Framework Development Plan (FDP) is the fourth amendment and supersedes and prior versions of the FDP and any prior GDP.