



February 13, 2020

Debbie Bickmire
City of Aurora
Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: GVRE Traditional PA7 South (#1410468)/Pre-Application Meeting held October 10, 2019

Dear Ms. Bickmire,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the comments from the GVRE AA PA7 North Pre-Application Meeting held on October 10, 2019. The following is a response to comments.

PLANNING COMMENTS

1. Zoning and Land Use Issues

1A. The subject property is located within Planning Area 7 of the Green Valley Ranch East Framework Development Plan (FDP). **RESPONSE: Noted.**

1B. The Unified Development Ordinance (UDO) became effective on September 21, 2019. The zoning for this site is R-2 (Medium Density Residential District), Sub-Area C. This district is intended to include various types of medium density housing with adequate amounts of usable common space and amenities that are close to collector streets and public transit facilities. **RESPONSE: Noted.**

1C. A Major Subdivision Final Plat is required for the proposed development and is subject to the criteria in Section 146-5.4.2.A.3.b. The final plat can be reviewed concurrent with the Preliminary Plat, however, it encouraged to be submitted following the first review of the Preliminary Plat to ensure the layout meets code standards prior to generating engineering documents. **RESPONSE: Noted.**

2. Traffic and Street Layout Issues

All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of the city code. City design standards call for 5.5' detached sidewalks and 8-foot curbside landscape. **RESPONSE: Noted.**

3. Environmental Issues

The City of Aurora has no environmental records on this site. As our records may be incomplete, please contact the Environmental Health Division of the Tri-County Health Department at 303-220-9200, and the Colorado Department of Public Health and Environment (CDPHE) at (303) 692-2000 for more information. **RESPONSE: Noted.**

4. Site Design Issues

4A. *Density of Use and Residential Dimensional Standards.*

Residential Districts in Sub-Area C shall conform with the dimensional standards outlined in UDO Table 4.2-2. If the small lot standards are applied, refer to Table 4.2-5. Standard, front loaded single-family residential lots shall be a minimum 4,500 square feet with a minimum 50' lot frontage.

The design standards for motor court dwelling units (carriage house) are in Section 146-4.2.3.E. The minimum lot size of each lot is 2,500 square feet with a minimum lot width of 50 feet, as measured at the centerline of the private, shared driveline. The proposed carriage house product will be considered small lots.

A master planned community in the R-2 zone district containing 100 residential lots or more may include up to 50 percent Small Residential Lots subject to the standards in Section 146-4.2.3.d. **RESPONSE: Noted. We plan on using banked lots within this filing. Banked lots will be re-allocated from GVR East Filing 5 where we have a shortage of small lots.**

4B. *Building Setbacks and Orientation.*

Minimum building setbacks for small residential lot development are outlined in Table 146-4.2-6. The setbacks for front-loaded single-family standard lots are as follows: Front: House 15 feet, Garage 20'; Side: 5'; and, Rear: 10 feet. Small, front loaded lots require: Front: House 10 feet, Garage 15'; Side: 5'; and, Rear: 10 feet. Provide typical lot diagrams to illustrate the setbacks for each lot type. **RESPONSE: Noted. Exhibits will be provided.**

Dwellings in a motor court shall comply with the standards in Section 146-4.2.3.E. Dwellings on lots abutting a public or private street shall have front doors facing that street, and any fence between the dwelling and the street shall comply with the requirements of Section 146-4.7.9.L (Fences and Walls in Residential Developments). **RESPONSE: Noted. Motor Court dwellings will comply with these sections.**

4C. *On-Site Vehicular Circulation and Access.*

Access and connectivity standards can be found in UDO Section 4.5. Access points on 38th Avenue must be coordinated with approved development to the south. All local streets shall be organized so that each lot may be accessed by travelling over no more than two (2) local streets after departing from the grid of arterial or collector (Section 146-4.5.3.B.1). Internal streets shall break up large parcels into smaller, internal "blocks" to avoid the need to use public boundary streets to move between different areas of the development. Such connections shall create internal "blocks" for which the perimeter of each "block" created by internal streets and external streets is no greater than 2,640 feet. The proposed lotting plan appears to exceed the maximum block length in multiple areas. **RESPONSE: Access points will be coordinated with the approved development south of 38th Ave. Per section 4.3.5 BLOCK DIMENSIONS of the UDO, block perimeter can be 2,800. This was discussed via email with Debbie Bickmire (10/28/2019).**

4D. *On-Site Amenities and Use of Open Space.*

Provide pedestrian and bicycle access throughout the neighborhood. Show connections to the existing and proposed open space and trail networks within and beyond the site boundary that provides connectivity for all residents. The FDP identifies a neighborhood connection between the pocket park and the future school site. Per UDO Section 146-4.2.3.A.5.b, each small residential lot and single-family attached dwelling must be within 1,320 feet of a park or open space. **RESPONSE: Noted. Pedestrian access is provided via 5.5' walks. A pocket park is centrally located within this site plan per the PUD.**

4E. *Parking*

On-site parking is required by Section 146-4.6 of the UDO. Required guest parking for residential uses may be provided in parking spaces on a residential driveway leading exclusively to a dwelling unit's private residential garage; or along a public street frontage directly abutting the dwelling unit's lot. Please note, no driveway parking can extend into the designated street sidewalk. Two guest parking spaces are required on motor courts containing more than 4 units (Figure 4.2-3). **RESPONSE: Noted. A parking plan is provided with this submittal.**

4F. *Site Lighting*

On-site streets shall be lit with lighting fixtures no more than 25 feet tall. Fixtures shall be of a downcast type and should follow the FDP design standards. Lighting along streets and landscaped areas shall comply with the Aurora Roadway Design and Construction Specifications Manual and be of a unified design. **RESPONSE: Noted. Lighting will be consistent with previous filings. Lighting details are shown in the Preliminary Plan.**

5. **Landscape Design Issues**

A. General Landscape Plan Comments. Prepare your landscape plans in accordance with the requirements found in UDO Section 146-4.7 Landscape, Water Conservation, Stormwater Management, 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. **RESPONSE: Landscape will conform to these standards.**

• **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, preliminary plat or redevelopment plan are used by the City to determine compliance with the landscape standards and for code enforcement purposes. **RESPONSE: Plans are labeled "Not for Construction."**

Landscape plans submitted during the Development Application process must 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: Noted. Plans include this information.**

• **PDF Plan Creation Process** - Please ensure that during the PDF creation process, that all AutoCAD SHX text items are removed from the comment section and that the landscape sheets are flattened to reduce the select-ability of items. Instructions can be provided by your Case Manager if there are questions as to how to change the AutoCAD settings during the creation of the PDF's. Plans submitted for city pre-acceptance review will be rejected if it is

determined that plans do not comply. This could result in delays in application start times if the applicant is asked to re-upload corrected pdf's. **RESPONSE: SHX text will be turned off.**

- **Sight Triangles** – Include sight distance and sight triangles per the [Roadway Design and Construction Specifications](#) document. All landscaping within the designated triangles shall not exceed 26” in height as measured from the roadway surface. **RESPONSE: Noted. Sight triangles provided and landscape will conform to these heights.**
- **B. 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: Noted. Landscape will comply with Tab 11 of the FDP and will be consistent with previous filings.**
- **C. 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. **RESPONSE: Noted.**

- **Curbside Landscaping.** For all street frontages, provide one street tree per 40 linear feet. Refer to Section 146-4.7.5(C)2.a. 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 curbside landscape area. Avoid the use of bluegrass sod and where feasible, use the curbside landscape to serve as water quality areas. Refer to the images below as examples of more naturalized plantings. **RESPONSE: Trees are provided to meet the above standard. When trees are not enough to meet the minimum requirements, shrubs are added. Bluegrass sod will be limited. Curbside Drainage will be taken into consideration.**



- **Landscape Street Buffers.** A 20’ wide landscape street frontage buffer shall be provided along Picadilly Road, 38th Avenue and Tibet Road. The buffer shall include 1 tree and 10 shrubs per 40 linear feet. Industrial development is planned south of 38th Avenue. An increased buffer along 38th Avenue is encouraged. **RESPONSE: Street frontage buffer is provided.**
- **Additional Requirements for Residential Development.** All new single family detached residences are to provide front and side yard (corner lots) and curbside landscaping in accordance UDO Section 146-4.7.5, Table 4.7-2 (Required Landscaping Buffer Widths and Allowed Reductions) and 4.7-3 (Residential Yard Landscape Requirements). Shrub quantities vary depending upon the lot size. Landscaping shall be completed prior to issuance of a final certificate of occupancy. Temporary certificates may be granted at the discretion of the Building Department when certificates are requested outside of the normal landscaping season of April 1st through October 31. Builders may want to consider the xeric option as a tap credit of \$1000.00 per lot is issued for each front yard utilizing the xeric front yard landscape requirements. Contact Aurora Water, Tim York at (303) 739-8819 as newly developed Xeric Front Yard landscape requirements were recently implemented. **RESPONSE: Noted.**
- **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 146-4.7.5 L. Site Entryways and Intersections. **RESPONSE: Plant material has been selected to provide a distinct entry areas.**
- **Private Common Open Space/Tract Landscaping.** Common open space and detention areas shall provide landscape consisting of 1 tree and 10 shrubs per 4,000 square feet in accordance with UDO Section 4.7.5.I. **RESPONSE: Noted. Common open space/tract landscape is provided.**

- **Retaining Walls.**

Design standards for retaining walls are outlined in Section 146-4.7.9.T. Retaining walls in residential development shall be a maximum 48 inches tall adjacent to rear lot lines and common open space, and 30 inches tall adjacent to side lot lines. Terraced retaining walls are not permitted within the side yards of single family detached homes. Walls shall be terraced until the required amount of slope has been taken up. Slopes between walls shall not exceed one foot of rise for each four feet of run (4 to 1). The area between each wall shall be landscaped with one or more of the following: shrubs or groundcover in accordance with Section 146-4.7.3.B.5 (Living Material Requirements). Each wall shall be separated by not less than 36 inches. Please note that use of retaining walls near the Black Forest trees should be minimized.

RESPONSE: Acknowledged. No retaining walls are anticipated for the site.

- **Detention and Water Quality Ponds.**

The city encourages all applicants to utilize LID (Low Impact Development) principles as permanent best management practices (BMPs). Many of the LID practices have an integrated vegetative component which supports the treatment, evapotranspiration and infiltration functions so that storm water is treated at the source. With the implementation of LID techniques, landowners can benefit from the environmental quality and aesthetics of the area in which they live and work. Applicants may propose their own BMPs or refer to the Urban Drainage and Flood Control District's Storm Drainage Criteria Manual where multiple examples of BMPs are described such as grass buffers, grass swales, permeable pavements etc. The City of Aurora Water Department has recently completed a study and produced a manual entitled "Low Impact Development Techniques for Urban Redevelopment in Aurora". Applicants are encouraged to utilize this document as an introduction to LID/BMP techniques. To obtain a copy, please contact Vern Adam, Engineering Services Manager at Vadam@auroragov.org. The applicant may also wish to review the Ultra-Urban Green Infrastructure Guidelines published by the City and County of Denver/ Public Works.

All detention pond facilities shall not exceed 6' in depth. The area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met. Landscaping shall be provided in accordance with Section 146-4.7.3 M. Detention and Water Quality Ponds. **RESPONSE: Acknowledged**

Irrigation. All developments shall install an automatic irrigation system for landscape areas. To assess irrigation, tap fees, the City Water Dept. will require that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 326-8819 in Aurora Water regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system. Refer to UDO Section 146-4.7.3.C.

RESPONSE: Noted. Irrigation will be provided where necessary. A Hydrozone Map is provided with this submittal.

6. Architectural and Urban Design

6A. Design Standards

Provide architecture and urban design standards consistent with the FDP Architectural Standards. Review the building design and architectural standards listed in the FDP and UDO Section 146-4.8 and include an Architectural Standards Matrix with your preliminary plat to identify the styles and level of quality and detail identified in the FDP. A materials board identifying colors and building materials should be provided at the time of application. Elevations are not required in the preliminary plat, however, typical elevations are encouraged to demonstrate the architectural character of the development and can be submitted as a separate exhibit. **RESPONSE: Architecture will meet the FDP standards.**

Elevations are provided within the preliminary plan. A revised materials board will be provided with a future submittal.

6B. Residential Building Design Standards.

All new single-family residential construction shall meet the building design standards of UDO Section 146-4.8. Table 4.8-1 identifies the standards for building design standards, massing and articulation, building materials, and roof design for single family detached dwellings.

The following bullet points are not an all-inclusive list of the design standards found within Section 146-4.8.3. The applicant is responsible for reviewing the building design standards and determine all applicable conditions.

- Model home design variety
- Elevation repetition
- Garage doors as a percentage of front facades
- Paint scheme repetition
- Roof line variation

- Distribution of masonry and architectural features
- Placement of windows **Noted. Architecture will meet these standards.**

Please note, enhanced elevations with additional architectural detail is needed along rear elevations adjacent to any open space or street. **RESPONSE: Noted. Enhanced elevations will be provided where necessary.**

6C. Design Variety

Design variety standards can be found in Section 146-4.8.3. A subdivision plat consisting of 50 or more lots, at least four different home model varieties shall be constructed, each with a distinct floor plan and elevations. No identical model home elevation shall be repeated directly across the street and no model elevation shall be repeated more than once every four lots. Approved paint schemes shall not be repeated more than once every four lots or directly across the street. The design variety for motor courts (Bungalows) shall be applied the same as a cul-de-sac. **RESPONSE: Noted.**

6D. Fences and Walls

Proposed fencing and walls should be consistent with the FDP Urban Design Standards. Identify all fence types and locations on your preliminary plat and landscape plans and include details for each fence type. Please note any fencing along collector street frontages are required to be constructed by and maintained by the Metro District or Home Owner's Association. Fences adjacent to open space shall meet the open space fence standards. A 3-rail open space fence with pet mesh is required in order to keep pets within private property, as well as, keep wild animals out of private property. Any rear yards facing a street must be setback twenty feet with the associated tract landscaped. **RESPONSE: Fencing is provided per the FDP standards**

7. Signage

Please indicate where monument signs (if any) are proposed for the neighborhood and ensure they are located outside of any easements. All ground signs should be at least 4 feet back from the property line and 21 feet back from the flow line. Please refer to Section 146-4.10 of the UDO for complete regulations. **RESPONSE: Monument signs and columns will be provided within this filing. They will be located appropriately and detailed within the Preliminary Plan.**

8. Adjustments (Formerly known as Waivers)

The proposed site plan does not conform with the maximum block length, which would require an adjustment. If you request any adjustments, you must clearly list them in your *Letter of Introduction* and justify them according to the criteria listed in UDO Section 146-5.4.4.D. You must also list them on the cover sheet of your Preliminary Plat or other drawings on which they occur. The justification would have to include a hardship for staff to support the adjustment request. Any adjustments will require a public hearing before the Planning Commission. **RESPONSE: No adjustments will be necessary.**

9. 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 site plan submittal. **RESPONSE: Noted. Mineral Rights Affidavit will be provided.**

10. 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 Standards are required by consultants on development projects before submitting to the City for signature sets and on capital projects funded by the City. Please review the CAD Data Submittal Standards, including templates and required layer file labeling, at <http://tinyurl.com/AuroraCAD>. **RESPONSE: RESPONSE: Acknowledged. A file will be submitted prior to final approval under separate cover.**

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: Noted.**

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: Noted.**

Neighborhood Services Liaison:

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

- 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: Noted.**
- Additional information about the Neighborhood Liaison Program can be found on the [Neighborhood Services](#) page of the city website. **RESPONSE: Noted.**

PROS COMMENTS

Project Characterization:

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

- Your proposed unit count is within the approved density therefore no additional land dedication is required. **RESPONSE: Noted.**
- Pocket parks and neighborhood parks may not be completed surrounded by roadway. **RESPONSE: The site plan has been revised accordingly. Lots have been added on the western end.**

PA-40 Pocket Park:

Pocket Park PA-40 may not be surrounded by roadway on all sides. PROS suggests shifting the park to the north so that the units may front onto the park. Units which abut the park will be required to provide the 3-rail open space fence with pet mesh. Fences should be 48 inches in height, treated wood posts and rails with wire mesh on the private property side. The park must be constructed at 50% CO within the filing. Please refer to Form J for all programmatic elements required on site. **RESPONSE: The site plan has been revised to have abutting lots on its western side. Open rail fence will be provided. The park will conform to FDP standards.**

Connectivity:

The FDP identifies a neighborhood trail connecting the clubhouse, neighborhood park, school site and this planning area and pocket park. Please retain this neighborhood trail through landscaped area connections between lots and connections to sidewalk when needed. This neighborhood trail must not be completely on the sidewalk and should be contained partly in landscaped green space between lots. Please retain the local trail as a 6' minimum walk per PROS standards. **RESPONSE: Landscape trail bisecting the block has been included from the Neighborhood Park to the school. Please note this is the same distance if one traveled on the sidewalk along the street.**

Special Landscape Buffer:

A 25' landscape buffer is required for all non-detached lots adjacent to parks and open spaces. This 25' buffer is measured from your property line and may not be reduced or encroached into by buildings or pavement. **RESPONSE: Noted. Buffer will be provided.**

Cash-in-Lieu:

All Community Park Cash-in-lieu has been satisfied. **RESPONSE: Noted.**

Community Park Development Fees:

In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. The current per-unit fee of **\$511.79** would apply if permits for construction of the residential units are pulled in 2019, and the total paid under either scenario would be as follows: **RESPONSE: Noted.**

PROS Requirements Caveat:

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this point in time (current year 2019). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change. **RESPONSE: Noted.**

AURORA WATER COMMENTS

Key Issues:

- ▶ All lots require frontage to public water and sewer mains. Service lines for clustered water meters must be run in a private utility easement. Service lines are not to cross the drive isle for clustered lots. No 6-pack meters will be permitted. A looped water supply is required for this development. **RESPONSE: This has been addressed**
- ▶ Water quality and detention are required. **RESPONSE: This has been provided**
- ▶ A domestic allocation agreement will be required starting in 2019 for connections 2” and larger. **RESPONSE: Acknowledged**

Utility Services Available:

- Water service may be provided from the extension of Public Mains. **RESPONSE: Acknowledged**
- Sanitary sewer service may be provided from the extension of Public Mains. **RESPONSE: Acknowledged**
- The project is located on Map Page 99S. **RESPONSE: Acknowledged**

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
 - All utility connections in the arterial roadway are required to be bores. **RESPONSE: These points have been addressed where applicable**
- 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:

- 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 COMMENTS

Key Issues:

- ▶ A Detailed Traffic Impact Study will be required with this development. Ensure opening year analysis includes trips from Project Peak (request approved study through Open Record Request process). See below for additional information. **RESPONSE: Traffic letter has been provided showing compliance with the July 2018 Green Valley Ranch East Traffic Impact Study.**
- ▶ Traffic Signal Escrow will be required per the City’s Traffic Signal Escrow Ordinance. Anticipated to be based on (c) Large Residential, vs the standard planning area based escrow. **RESPONSE: Noted**
- ▶ Review T intersections. City standard for ADA ramp location is now the right-hand side of the T intersection, adjust lots to ensure this ramp location does not interfere with driveways, grades or utilities. Adjustments to some lots are expected. **RESPONSE: Acknowledged. This has been addressed**
- ▶ N/S roadway connecting to 38th Ave appears to be a suitable location for a compact roundabout on one of the corners of the Pocket Park. **RESPONSE: As of now there are no plans for a roundabout at this location. We will continue to evaluate this location in future submittals.**

- Show all adjacent and opposing access points on the Site Plan. **RESPONSE: This has been addressed**
- Label the access movements on the Site Plan. Non-Tibet Rd access to 38th Ave needs to be reviewed in context of adjacent access points to the south. This location may be limited movement (Right in/ right out, potentially $\frac{3}{4}$), if LOS, turn lanes or other City criteria cannot be accomplished at this location. **RESPONSE: The south access to the Site will be right-in-right-out only. All other access points are full movement**
- Objects and structures shall not impede vision within these sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with [City of Aurora Standard Traffic Detail TE-13](#) In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in [City of Aurora Standard Traffic Detail TE-13.3](#). **RESPONSE: Sight triangles will be shown on the preliminary plan. Landscaping and objects within the sight triangles will comply with these standards.**

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 added to landscape plans.**

- Review collector streets and home orientation. Homes and drives are allowed to front this 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: Noted.**
- 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: Noted.**

ROW/Plat:

- Designate a Public Access Easement along any private roadways. **RESPONSE: No private roadways are anticipated**
- A traffic signal easement shall be required at the intersection of 38th Ave & Tibet Rd to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet. **RESPONSE: This has been provided**

Improvements:

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan/Preliminary Plat: 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: This has been provided**
- Show the installation, by developer, “Right Turn Only”/”Do Not Enter” signs at appropriate location(s). Signs shall be installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards. **RESPONSE: This has been provided**
- 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: This has been provided**
- Multiple intersections are a potential candidate for a future traffic signal if and when signal warrants are met (38th Ave & Picadilly Rd, 38th Ave & Tibet Rd, and others as identified in TIS’s). As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan or add note referencing Traffic Signal Escrow, (c) Large Residential Developments:

(Applicant/owner name, address, phone) shall be responsible for payment of ____ 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: This has been provided**

• A Traffic Impact Study will be required for this site which will include addressing the following specific items (include trips from the adjacent recently approved Project Peak, south of 38th at Tibet Rd, TIS is available through the City's Open Records Request):

- 1) Existing, buildout and 2040 average daily traffic counts & conformance to the Master TIS
- 2) Include detailed analysis of:

- a) All site access points
- b) Interior intersection control
- c) Intersection of 38th Ave & Tibet Rd
- d) Intersection of 38th Ave & Picadilly Rd
- e) Intersection of 42nd Ave & Picadilly Rd

3) Signal Warrant Analyses of Intersections C, D & E above– Warrant 1,2,3 all to be included (collect 72 hr tube counts for analysis) for build year & 2040

4) If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.

5) 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 include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RRFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

6) Review of City's Roadway Design & Construction Specification section 4.04.1 Street layout and analysis if roadway network meets all criteria in this section and where it falls short of criteria with mitigation for connectivity if not all criteria are met.

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, additional improvements may be required.

RESPONSE: A Comprehensive Traffic Impact Study is pending. For this submittal a Traffic letter has been provided showing compliance with the July 2018 Green Valley Ranch East Traffic Impact Study.

ENGINEERING COMMENTS

Key Issues:

- ▶ Public improvements for this development shall be per the approved Public Improvements Plan (PIP). This may include additional roadway and drainage improvements as identified in the PIP. **RESPONSE: Acknowledged**
- ▶ A preliminary drainage report shall be submitted with the site plan and shall be in conformance with the approved master drainage study. On site detention and water quality shall be provided unless provided in offsite facilities.

RESPONSE: This has been provided

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: These sections have been utilized**
- 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: This criteria has been followed**
- 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: These have been included**
- 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**
- 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. No retaining walls are anticipated for this site**
- 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: Acknowledged. No lots are impacted by this comment**
- 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: There will be no gates in this development.**
- 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: Street lights are included and a lighting plan will be included in the Civil Plans.**

ROW/Easements/Plat:

- 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: Noted. Corner radius adjusted accordingly.**
- 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.
 - o Sidewalk easements may be required for new sidewalk installed. **RESPONSE: Noted.**
 - o A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way. **RESPONSE: Noted. Drainage easements provided for detention.**
 - o Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way. **RESPONSE: Noted. Utility easements are provided within motorcourts and anywhere else utilities are outside of public ROW.**
 - o Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment. **RESPONSE: Fire lane easements provided as necessary within Carriage House motorcourts.**

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: This 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: Acknowledged**
- The preliminary drainage report shall be in accordance with the approved master drainage study. **RESPONSE: Acknowledged and it is in compliance**
- 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. No sidewalk chases are anticipated**
- 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: Our storm system will connect to the storm system being proposed as part of the 38th Avenue design by HR Green. Coordination is occurring between these two projects.**
- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed. **RESPONSE: This has been provided where applicable**

FIRE/LIFE SAFETY COMMENTS

Addressing Requirements:

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

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](#).

– Please review the 2015 IFC, Chapter 11 for Construction Requirements for Existing Buildings. The provisions of this chapter shall apply to existing buildings constructed prior to the adoption of this code. **RESPONSE: Noted.**

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.

- [Grading Plan](#)
- [Sign Package](#)
- [Signature Block](#)
- [Street Standards and Street Section Details](#) **RESPONSE: Acknowledged.**

Fire Department Access:

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

- [Motor Courts and Looped Lanes – 146-1108](#)
- Private Streets Constructed to Public Street Standards **RESPONSE: This 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.

- In single-family detached residential sites the IFC reflects an exception in Section 507.5.1 that allows IRC R-3 dwellings to utilize a 600' on center spacing of fire hydrants. **RESPONSE: This has been provided**
- Based on the proximity of the structure to existing fire hydrants, Fire/Life Safety is not asking for additional fire hydrants to support this site. Please show and label existing fire hydrants abutting this site on the site plan submitted to the Planning Department and Civil Plans submitted to Public Works. **RESPONSE: This has been provided**

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: Acknowledged. No changes are anticipated**

Gated Entry:

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

- If a gating system is to be installed at a site access point, it must be set back from the flow line of the street at least 35 feet or one design vehicle length, whichever is larger, and be approved by the City of Aurora's Fire and Life Safety department. Gating systems located within close proximity to public right-of-way (ROW) may also be assessed by the City of Aurora Traffic Manager or designee and could require a traffic analysis to determine the appropriate distance of gating system to said flow line of ROW. Where a gating system crosses a dedicated or designated fire access roadway please reference the Security Gates section of the latest edition of the International Fire Code (IFC). The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief (designated Fire Chiefs representative). **RESPONSE: There are no gated entries in this filing.**
- A separate building permit is required for the installation of any gating system that may obstruct fire department access to the internal areas of a site. Prior to construction please submit plans and specifications of your proposed gating system to the Aurora Building Division. If you have any questions please contact a Fire/Life Safety representative by calling 303-739-7420. **RESPONSE: There are no gated entries in this filing.**

Knox Hardware:

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location. **RESPONSE: There are no gated entries in this filing.**

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: This has been provided**

Phasing Plans:

A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals. **RESPONSE: This has been provided**

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) Access Control Gate or Barrier Systems
- (Site Plan Note) Addressing
- (Site Plan Note) Aircraft Noise Reduction (LDN)
- This area is within a NIBA noise mitigation area. **Sec. 22-425**
- (Site Plan Note) Emergency Ingress and Egress **RESPONSE: This has been provided**

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: This has been included**

Special Design Considerations:

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

- [Abutting Fire Lane or Public Access Easement to Property](#)
- If an existing fire lane or public street has to be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.
- [Access to within 150 feet of Each Structure](#)
- [Cul-De-Sac’s](#)
- [Dead-End Public Streets](#)
- [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](#).
- [Private Streets Constructed to Public Street Standards](#)
- [Pocket Utility Easements for Fire Hydrants](#)
- [Public Street Systems Adjacent to Site](#)
- [Remoteness](#) **RESPONSE: Acknowledged and addressed where applicable**

REAL PROPERTY COMMENTS

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. Final 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 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: We reached out to Darren about this and he said it was not necessary given our experience with previous filings.**

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.**

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.**
- If 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: Discussion regarding a partnership with cell carrier providers is ongoing.**

END OF RESPONSES

Please feel free to call myself or any member of our team with any questions you may have.

Sincerely,



Layla Rosales
Principal