

November 25, 2020

City of Aurora
Ms. Laura Rickhoff
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: The Aurora Highlands, Filing 15 (#1491142)/Pre-Application Meeting held October 8, 2020

Dear Ms. Rickhoff:

Thank you for taking the time to review Filings 15 for The Aurora Highlands Pre-Application Meeting held on October 8, 2020. We received comments and valuable feedback on October 22, 2020. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, scrowder@norris-design.com.

We look forward to making this project a success with the City of Aurora.

Sincerely,
Norris Design



Samantha Crowder
Senior Associate

Key Issues:

- Density of Use Standards: Residential density and lot size are included in The Aurora Highlands Master Plan (formerly Framework Development Plan) Urban Design Standards with the condition of compliance with the Unified Development Ordinance (UDO). Therefore, the residential lot design standards shall be as required in the UDO.

Please carefully review the density of use standards in the Planning comments beginning on page six.

Response: Comment noted. Thank you.

- Maximum Block Length and Connectivity: Please include street or pedestrian connections from each of the “twin cul-de-sacs” north to the east/west roadway shared with the Bridgewater development. A pedestrian connection should be within a 30-foot wide open space.

Response: Connections have been provided.

- Neighborhood Activity Center: The Master Plan identifies a Neighborhood Activity Center (NAC) centrally located in the proposed development. Please identify how the proposed NAC meets the location and spacing requirements, as well as what programming elements are included per Section 146-920, Table 9.2 from the old Zoning Code.

Response: This NAC meets the size, location, and spacing requirements set out in the FDP. It includes a public plaza that is clearly visible from the adjacent roadways. It acts as a park / open space with a large recreational turf area. A shade structure, site furnishings, a playground, and a pollinator strolling garden are public facilities for the community to use.

- Trail Alignment and Open Space Credit: Where the trail meets streets, provide safe crossings by directing the trail to street intersections or by providing signalized crossings. This is especially important at the crossings near the school.

Response: Trail have been directed to cross at street intersections as much as possible.

Additionally, there is the potential to receive credit for open space with this development if the open space is developed with certain features and meets Parks, Recreation and Open Space criteria. Please see notes on page 12.

Response: Open space areas have been developed per these requirements.

- Public Art Plan: Per Ordinance and a meeting with city staff on October 20, 2020, the Public Art Plan for this development must be updated prior to the submittal of future filings. Please continue to work with Roberta Bloom and other key staff as necessary to ensure the plan is expeditiously updated.

Response: There is no public art included as a part of this application.

- Sanitary Sewer Service: Sanitary sewer service is not available until the outfall north of this development is completed.

Response: The applicant is working with the Master Developer to determine construction timing for the outfall. Enertia is coordinating sanitary outfall locations with the adjacent developments to the north and south.

- Intersection Spacing: Please review Traffic Engineering comments pertaining to intersection spacing and access on to Main Street, beginning on page 13.

Response: As demonstrated in the traffic study, we believe that the access proposed with this project will operate acceptably from a traffic operations and queueing perspective.

- Drainage: The Main Street construction plans include a swale on the east side of the street. Flows conveyed in this swale need to be addressed by this development.
Response: Proposed drainage for the development follows drainage concepts presented in The Aurora Highlands Master Drainage Study. A preliminary drainage study is provided with the submittal.
- 2021 Building Code Update: Please be aware that although the Aurora Building Division currently utilizes the 2015 International Code Series, the 2021 code will be adopted in January 2021.
Response: Comment noted.
- 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 the Unified Development Ordinance (UDO, Section 146-4.2.3E).
Response: 23-foot fire lane easements are proposed along the alleys.
- Real Property Comments: Real Property Services has several key comments addressing encroachment license agreements, easement dedication and the Colorado Interstate Gas encroachment agreement (also see Planning comments regarding the CIG easement on page eight). Please review these Real Property comments on page 21.
Response: The applicant and master developer are actively working with the CIG easement holders.
- Setback from CIG Easement: Please review either 49 CFR part 195, Transportation of Hazardous Liquids by Pipeline criteria or 49 CFR part 192, Transportation of Natural and Other Gas by Pipeline criteria to determine minimum distance criteria of a pipe line proximity of any private dwelling. See notes from Fire/Life Safety on page 20.
Response: The applicant and master developer are actively working with the CIG easement holders.

Step I – Planning Phase

Planning and Development Services Department

The Planning comments are numbered. When submitting an application, please include a letter of introduction responding to each of the numbered comments, including key issues from other departments.

Response: Comment noted. Thank you.

Key Issues:

- Access and Block Length
- Lot Layout
- Design Variety
- Conformance with the UDO and The Aurora Highlands FDP

Project Overview:

- Zoning: R-2 (Medium Density Residential District)
- Subarea: C
- Proposed Uses: Single-Family Detached and Duplex Residential
- Permitted Use: Yes

Types of Applications:

- Preliminary Plat
- Subdivision Plat

Procedures:

- A Summary Table of Procedures can be found in Section 146-5.2 Table 5.2-1.
Response: Comment noted. Thank you.
- The application can be reviewed and approved administratively by the Planning Director. Please note that if any Major Adjustments are requested as part of the application, a public hearing before the Planning and Zoning Commission will be required. The Final Plat can be reviewed concurrently and approved administratively. The application will be reviewed in a 12-13-week timeframe and will be processed electronically through our development review website, found in the links below.

Important Links:

- Unified Development Ordinance (UDO)
- Aurora Places Comprehensive Plan
- CAD Data Submittal Standard
- Colorado Oil and Gas Conservation Commission
- Landscape Reference Manual
- Development Review Website
- Online Application and Plan Submittal Guide
- Transportation Studies & Plans
- Pre-Submittal Checklist
- Forms & Applications Page
- Aurora Map Gallery
- Adams County Assessor Map
- Site Plan Manual
- Subdivision Plat Manual
- Subdivision Plat Checklist

Response: Comment noted. Thank you.

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The subject property is zoned R-2 (Medium Density Residential District) in Character Subarea C. The purpose of the R-2 District is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Development pursuant to a Small Residential Lot option is allowed in Subarea C. The primary use in this district is single-family residential, but several types of attached dwellings are also permitted.

Response: Comment noted, thank you.

1B. Placetype

The site is identified as Emerging Neighborhood by the Aurora Places Comprehensive Plan. An Emerging Neighborhood placetype is a newer, largely residential community in previously undeveloped areas. This placetype is intended to provide complete neighborhoods with mixed residential housing types, pedestrian and bicycle infrastructure, making it walkable and well-connected throughout the community and to adjacent placetypes, with highly accessible parks and open space integrated into the neighborhood.

Response: Comment noted, thank you.

1C. Master Plan

The proposed development is located within Village 4 and covers a portion of Planning Area 52 of The Aurora Highlands Master Plan (formerly Framework Development Plan). Residential density and lot size are

included in the Master Plan Urban Design Standards with the condition of compliance with the Unified Development Ordinance (UDO). Therefore, the residential lot design standards shall be as required in the UDO.

Response: Comment noted, thank you. Filing 15 complies with both the UDO and the FDP.

1D. Preliminary Plat

The proposed development is subject to approval of a Preliminary Plat. Development of property located in Subarea C can be approved administratively by the Planning Director subject to the approval criteria in UDO Section 146-5.4.2.A.3.b. If any Major Adjustments (Section 146- 5.4.4.D) are requested as part of the application, a public hearing before the Planning and Zoning Commission will be required. Please use the "Site Plan Manual" for contents of the plan submittal. In the UDO, the Preliminary Plat replaces the Contextual Site Plan (CSP).

Response: Comment noted, thank you.

1E. Final Plat

A Final Plat is required for the proposed development and is subject to the criteria in Section 146-5.4.2.A.3.c. The Final Plat can be reviewed concurrent with the Preliminary Plat. However, it is encouraged to be submitted following the first review of the Preliminary Plat to ensure the layout meets code standards prior to generating engineered documents.

Response: Comment noted, thank you.

1F. Neighborhood Activity Center

The Master Plan identifies a Neighborhood Activity Center (NAC) centrally located in the proposed development. Please identify how the proposed NAC meets the location and spacing requirements, as well as what programming elements are included per Section 146-920, Table 9.2 from the old Zoning Code.

Response: This NAC meets the size, location, and spacing requirements set out in the FDP. It includes a public plaza that is clearly visible from the adjacent roadways. It acts as a park / open space with a large recreational turf area. A shade structure, site furnishings, a playground, and a pollinator strolling garden are public facilities for the community to use.

2. Development Standards

2A. Density of Use and Residential Dimensional Standards

Residential districts in Subarea C shall conform with the dimensional standards outlined in Section 146-4.2.2, Table 4.2-2. Standard, front-loaded single-family residential lots shall be a minimum of 4,500 square feet with a minimum 50' lot frontage. A small lot is a lot that is less than either 50 feet in width or 4,500 square feet in area. Refer to Section 146-4.2.3 and Table 4.2-5 for small lot standards. To meet the intent of the small lot allowances, the requirements of the code section must be met in each logical development area. Typically, a development area is bounded by arterial and collector streets or drainage corridors and ranges in size from 100 to 200 acres. In this case, the logical development area for the purpose of "small lot" evaluation aligns with Village 4 in the Master Plan, which is bounded on the north by TAH Parkway, on the south and east by Collectors and on the west by Main Street. The proposed development consists of 417 small lots; therefore, please be advised of the following standards:

A Master Plan (Village 4 in this case) containing 100 residential lots or more may include up to 50 percent Small Residential Lots subject to all of the following standards (Section 146-4.2.3.d.):

- i. No more than 35 percent of the total number of lots in the Master Plan may be front-loaded Small Residential Lots.
- ii. No more than 60 percent of the total number of lots in the Master Plan may be a single type as described in Section 146-4.2.3.A.8.

- iii. A minimum of 40 percent of the total number of lots in the Master Plan must meet or exceed the standards for minimum lot width and minimum lot area for “single family detached dwelling, standard” shown in Table 4.2-2.
- iv. If a Master Plan includes 200 lots or more, a minimum 10 percent of the total number of lots must be lots with at least 60 feet of lot frontage and 6,000 square feet of lot area.

Response: Section 146-4.2.3.d. states that “In the R-2 and MU-A zone districts, a Master Plan containing 100 residential lots or more may include up to 50 percent Small Residential Lots.” The FDP was written and designed to grant flexibility in the residential parcels to allow them to develop as the market dictates. It was never discussed or agreed to limit small lots on a village-by-village basis.

2B. Building Setbacks and Orientation

Residential setbacks can be found in Section 146-4.2.3, Table 4.2-6. The setbacks for a front-loaded single-family small lot are as follows: Front: House 10’, Garage 18’; Side: 5’; and, Rear: 10’. Small, alternate loaded lots require: Front: House 10’, Porch 5’; Side: 5’; and, Rear/Alley: 3’.

Front loaded duplex lots require: Front: House 10’, Garage 18’; Side: 5’; and, Rear: 10’.

Provide typical lot diagrams to illustrate the setbacks for each lot type.

Response: Lot typical diagrams are included with this Preliminary Plat application.

2C. Subdivision Standards, Lot Design and Layout

Double frontage lots shall not be permitted adjacent to local or collector streets and shall be avoided to the maximum extent practicable along arterial streets. Where double frontage lots along arterial streets cannot be avoided, buffering of back yards from those streets shall include a landscaped buffer at least 20 feet in width between the rear lot line of any residential lot and the closest edge of curbside landscaping area adjacent to the street, per Section 146-4.7.3.

Response: Comment noted. Thank you.

2D. Lot Access

All lots shall have direct or indirect access to a dedicated public or private street. Indirect access through an easement may be approved by the city for alternative lot layouts defined in the UDO, based on considerations of pedestrian, bicycle, motor vehicle, and emergency vehicle access and safety, and through connectivity. Alternate loaded products should abut a public or private street without intervening common open space between the unit and the right-of-way. Alleys shall be 20 feet or less in width. Identify how guest parking will be accommodated for duplex units fronting open space or a collector street.

Response: All rear-loaded units are served by a two-car garage in accordance with the UDO.

Additional guest parking over and above code requirements are provided by on-street parking along nearby public roadways as well as off-street parking spaces provided throughout.

2E. Access and Connectivity

All proposed streets, whether public or private, need to be labeled according to the city’s street standards ordinance, Chapter 126-1 and 126-36. City design standards for local streets call for 5.5’ detached sidewalks and 8’ curbside landscape.

Access and connectivity standards can be found in Section 146-4.5. All local streets shall be organized so that each lot may be accessed by traveling over no more than two (2) local streets after departing from the grid of arterial or collector streets (Section 146-4.5.3.B.1).

In Subarea C, the maximum block length and width shall be 700 feet, and the perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800

feet (Section 146-4.3.9.B). In all subareas, each block shall be bordered by public or private streets meeting the requirements of Section 146-4.5 and with all applicable Aurora Roadway Design and Construction Specifications, or by private common space or dedicated park land or open space at least 30' in width. The expectation is the intervening common space will connect one street to another and include a sidewalk connection.

Please look to include street or pedestrian connections from each of the “twin cul-de-sacs” north to the street. A pedestrian connection should be within a 30-foot wide open space.

Response: Pedestrian connections have been provided at the bulb of the “twin cul-de-sacs” noted.

2F. 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.

Response: Connections to the larger trail network are provided throughout the neighborhood with connectivity on the north, south and through the center – in addition to the many sidewalk connections.

2G. Interstate Gas Easement

The proposed development bisects the existing Interstate Gas Easement. The proposed development will be referred to the appropriate outside agency and they will determine setbacks of lots or houses from the nearest gas easement. Staff also recommends coordinating with the agency prior to submittal.

Response: The applicant and master developer are actively working with the CIG easement holders.

2H. Phasing

Define the phasing of improvements and utilities consistent with the phasing identified in the PIP and/or other site plans. Include a timeline for each phase and the parties responsible for installation and maintenance and describe how each phase will independently support future Preliminary Plats. Also identify any associated off-site improvements that may be required.

Response: As the project moves forward appropriate phasing will be determined by coordination between the master developer, adjacent subdivisions, and applicant. A concept phasing plan is provided in the submittal to begin the process of how the development will be phased.

2I. Dedicated Right-of-Way and Easements.

Please identify all existing rights-of-way and easements adjacent to and/or within the proposed development and include the recordation information.

Response: This information is provided on the subdivision plat.

2J. Landscape, Water Conservation, Stormwater Management

Landscape standards are established in Tabs 12 and 14 of The Aurora Highlands Master Plan. If a standard is not addressed in the Master Plan, Article 4.7 of the UDO shall be referenced. The general landscape comments on your proposal are listed below and reference the requirements of Master Plan Tab 14:

- A. General Landscape Plan Comments. Prepare the landscape plans in accordance with the requirements found in the approved The Aurora Highlands Master Plan, the UDO, and the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.

Provide the necessary landscape tables in order to demonstrate compliance with code requirements. Tables shall be provided for each of the required landscape treatments i.e. street frontage and buffer tables etc.

- 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 are used by the City to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans must be 18” x 24 and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. This may result in additional submittals and ultimately delays in approval of the plan set.

Response: Plans are provided at 24” x 36” and will be scaled down to fit on 18” x 24” to meet Adams County requirements as we have done with previous submittals.

- B. Master Plan - Tab 14 Landscape Requirements. The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within the Master Plan. If a standard is not addressed in the Master Plan, Article 4.7 of the UDO shall be referenced. The applicant is responsible for reviewing the Master Plan and UDO and determining all applicable landscape requirements.

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

Double frontage lots adjacent to arterial streets should be avoided where practicable. Where double frontage lots cannot be avoided, buffering of backyards shall include a landscaped setback at least 20 feet in width.

Response: Landscape standards reflect the requirements set out in the FDP Tab 14 appendix.

- Front, Side and Rear Yard Landscaping. All single family detached residences shall provide front, side and rear yard landscaping. Requirements for residential lot landscapes may be found in Master Plan Tab 14, Section 146-1450 and Tables 14.3 A & B. Front and side yard (corner lots) landscapes and the tree lawns adjacent to each lot must be completed prior to issuance of a final certificate of occupancy. Temporary certificates maybe granted at the discretion of the Building Department when certificates are requested outside of the normal landscaping season - April 1st through October 31st.

Response: Lot typicals have been provided to address front, side, and rear yard landscaping.

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

Response: Comment noted.

- Should the applicant choose to utilize a traditional detention pond, pond depths shall not exceed 6’ in depth. The area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs or the approved tree and shrub equivalents per 4,000 sf.

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.

Response: All drainage will be off-site.

- Irrigation. All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water requires that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 739-8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Response: This is provided on sheet L3.00.

2K. Building Design Standards

Architecture Standards are included in Tab 12 of the Master Plan. In addition to the Master Plan, please refer to the UDO requirements. The higher standard will be required. Building design should incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence.

Single-family detached home models need to follow the styles and level of quality and detail shown in the approved Master Plan. Please be aware that code also has specific requirements for design variety and durability and that the building elevations must meet a minimum score of 17 points in Section 146-4.8.3.F, Table 4.8-2 in order to receive building permits. For the development area proposed, recessed garages or “Alternate-Loaded” configurations are required for at least 50% of the front-loaded products proposed. Architecture Standards are implemented through an Architectural Feature Scoring System (see Master Plan Tab 12, Table 5.1 on next page) and each residential design shall meet a minimum of 20 points. The Master Plan also requires a letter from the Community Wide Architectural Review Committee Approval (CARC) with each plot plan submitted to the city.

Table 4.8-1

Building Design Standards Applicability by Building Type

Adjustments for Affordable Housing Structures appear in Sections 146-4.8.5 and 146-4.8.6

Standard	Single-family detached or two-family dwellings	Single-family attached	Multifamily buildings	Single-story non-residential buildings	Multi-story mixed-use or non-residential buildings	Large-scale retail large format-over 75,000 sq. ft. gfa.
General building design standards						
Design variety	✓					
Distribution of masonry and architectural features	✓					
Windows	✓					
Building orientation and spacing			✓	✓	✓	✓
Massing and articulation						
Horizontal articulation		✓	✓	✓	✓	✓
Vertical articulation	✓		✓		✓	✓ [1]
Maximum building length			✓	✓	✓	✓
Building materials						
Primary building materials	✓		✓	✓	✓	✓
Masonry standards		✓	✓			
Four-sided building design						
Facade character elements			✓	✓	✓	✓
Entry design			✓	✓	✓	✓
Roof design						
Roof materials	✓		✓	✓	✓	✓
Roof form	✓		✓	✓	✓	✓
Screening of mechanical equipment						
Rooftop equipment	✓		✓	✓	✓	✓
Ground-mounted equipment	✓		✓	✓	✓	✓
Garbage storage areas			✓	✓	✓	✓

Notes:

[1] Only applies when more than two stories or over 30 feet tall.

Response: Comment noted. Thank you. Building design will be reviewed at time of Building Permit.

2L. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations.

Response: Comment noted. Exterior lighting will be reviewed with Civil CDs.

2M. Signs

The approved Master Plan and Section 146-4.10 govern signage standards. Please review these for complete details. Show the location of any monument signs on the plans.

Response: Signage and details have been provided.

3. 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 being requested with this application.

4. Submittal Reminders

4A. CAD Data Submittal Standards

The city has developed CAD Data Submittal Standard 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: Comment noted. Thank you.

4B. 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: Comment noted. Thank you.

4C. Mineral Rights Notification

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

Response: A Mineral Rights Affidavit is included with this application.

Pre-Submittal Meeting:

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

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

Response: In lieu of a pre-submittal meeting, the pre-submittal meeting form was shared with staff.

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: Comment noted. Thank you.

Neighborhood Services Liaison:

- Your Neighborhood Services Liaison is Scott Campbell. Since there are no registered neighborhoods within a one-mile radius of this site plan area, there is no neighborhood referral list. However, this project will be referred to the adjacent property owners as well as it will be listed on our website www.aurora4biz.org where residents can make comments throughout the project review. Should there turn out to be substantive comments on this project, Scott can assist with the meeting planning.

Response: Comment noted. Thank you.

- 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: Comment noted. Thank you.

- Additional information about the Neighborhood Liaison Program can be found on the Neighborhood Services page of the city website.

Response: Comment noted. Thank you.

Parks, Recreation & Open Space Department (PROS)

Trail Alignment and Nodes:

Show the trail alignment on this submittal for reference and relationship to trail nodes. Trail nodes should be developed like previously reviewed trail nodes with seating/bike racks/shade for a family of four, plus features like bike repair stations. Because the nodes shown are very close to one another, their appearance and features should vary. Where the trail meets streets, provide safe crossings by directing the trail to street intersections or by providing signalized crossings. This is especially important at the crossings near the school.

Response: The trail will be included in PP-09 and PP-11. The nodes have been developed per the standards set out in the previous filings and listed above.

Open Space:

The open area along the north side of West Village Avenue will need to be developed with features that justify park/open space land dedication credit.

Response: Amenities have been provided in the tracts north of West Village Ave. The entirety of these tracts will be included in the open space land dedication and will follow the method as approved previously in CSP-01.

The east-west open spaces between the 15k trail node and Main Street/Neighborhood Park will be eligible for open space credit if developed with a continuous trail meeting our local trail standards (i.e. 6' wide trail with 10' to nearest property line).

Response: This corridor is being used as a green court access to adjacent lots. We are not asking for this to be considered as a local trail connection per your standards, but instead we are asking for open space credit for this as an enhanced greencourt similar to what was approved as part of CSP-02.

Library & Cultural Services

The Aurora Highlands has an approved Public Art Plan (PAP) signed on 10/24/19. Since that time, filings have moved forward without addressing the public art requirements within those filings. The Aurora Highlands Metro District (AACMD) and Master Developer must bring the public art plan, actual development and all current and future preliminary plats/CSPs into alignment as soon as possible, and before additional filings. Please address all public art sites on the PAP map that fall within already developed areas by explaining why they were not used at the time of development and what the current plan is for these sites, including a time line. If these sites are no longer being considered for public art, why was that decision reached, and where will those funds be redistributed?

While there can be flexibility within the public art plan, changes must be articulated and documented in conjunction with relevant filings. Moving forward with development in multiple areas without integrating public art is inconsistent with the goals, vision, and timeline for this plan.

Response: There are not public art site proposed with this location. It is the vision of The Aurora Highlands to place these elements in areas most accessible and visible to the public such as neighborhood and community parks and regional trail corridors.

Aurora Water

Aurora Water will receive a referral of the Preliminary Plat and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Response: Comment noted. Thank you.

Key Issues:

- Main extension per approved Master Utility Study.
- No public utilities are to be located in the green courts.
- Sanitary sewer service is not available until outfall is complete.
- A domestic allocation agreement will be required for connections 2" and larger.

Response: Comment noted. Coordination with the adjacent subdivisions and master developer is ongoing to identify timing of outfall construction. Public utilities are not being proposed in the landscaped tracts.

Utility Services Available:

- Water service may be provided from the 24-inch DIP water main in The Aurora Highlands Parkway.
Response: Based on the current site planning, we understand water service will be provided from proposed and existing mains within Main Street, West Village Drive, and The Aurora Highlands Filing No.10 Street A.

- Sanitary sewer service may be provided from the 24-inch PVC sewer main in The Aurora Highlands Parkway.
Response: Based on the current site planning, we understand sanitary service will be provided from proposed and existing mains within West Village Drive, and The Aurora Highlands Filing No.10 Street A.

- The project is located on Map Page 99U.
Response: Comment noted.

Utility Service Requirements:

- A Preliminary Plat 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: The existing and proposed utilities are shown on the utility plans of the preliminary plat.

- 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: Comment noted. Thank you.

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: Comment noted. Thank you.

- 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: Comment noted. Thank you.

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

Response: Comment noted. Thank you.

Public Works Department

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

Key Issues:

- A detailed Traffic Impact Study will be required. See below for additional information.
- Main Street is classified as a minor arterial.
 - Per the City's Roadway Design and Construction Manual, section 4.07.7.02.5.01 "Access points shall be no closer than 300 feet to arterial intersections. Depending on site characteristics access control may be required."
 - Based on a careful reading of the above criteria and discussion with Traffic Management, no access onto Main Street that is full movement will be allowed closer than 300', based on centerline to centerline measurement. Consider adjusting to have any proposed access points closer than 300' be either exit only or physically limited to right-in / right-out or redesigning to have first access point at 300' spacing.
 - Alternatively, traffic engineering may review detailed intersection queuing and delay analysis for the westbound direction to evaluate for safety issues presented by conflicting movements, if any.
- Traffic Signal Escrow may be required for local roadway intersections on the west side of the development at Main Street. Signal warrant analyses for future Build years will determine the need for signalization.
- Show all adjacent and opposing access points on the Site Plan.
- Label the access movements on the Site Plan.
- 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: A traffic impact report is included with this application.

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: This note has been added to all sheets.

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 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. Any All-way Stop Control proposed must be supported by all-way stop control warrant analysis, the criteria for which is described in the MUTCD. The warrant analysis shall be included within the TIS documentation.

Response: Proposed stop signs have been shown. The requested note has been added to the cover sheet of the preliminary plat.

- 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: The notes are added to the cover sheet on the preliminary plat.

- An enhanced pedestrian crossing (beyond required ADA ramps) at the east/west local roadway crossing of the Gas Easement/Trail will be required.

Response: The applicant will work with City staff to include the appropriate crossing type(s) for the development.

- A Traffic Impact Study will be required for this site which will include addressing the following specific items:
 1. Existing, buildout and 2040 average daily traffic counts.
 2. Trip Generation from the site and comparison to Master.
 3. Internal Roadway Network analysis & classification
 - a. Discussion of conformance to Section 4.04 Horizontal Alignment, Street layout of City's Roadway Design and Construction Manual
 4. Internal intersection control
 5. Include detailed analysis of:
 - a. All site access points
 - b. Intersection of The Aurora Highlands Parkway & Main Street
 - c. Intersection of East/West Collector Street (adjacent to Bridgewater) & "H" Street
 - d. Intersection of Main Street and 32nd Parkway
 - e. Intersection of 32nd Parkway and "H" Street
 6. Signal Warrant Analyses of the following (Warrant 1,2,3 all to be included (collect 72 hr tube counts for analysis):
 - a. Main Street and 32nd Parkway
 - b. 32nd Parkway and "H" Street
 - c. Any access point on Main Street or 32nd Parkway where movement LOS exceeds "D" or where cross streets have ADT in excess of 3,000 vehicles per day.
 7. If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.
 8. Discussion of the application of elements from the Traffic Calming Toolbox to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox may: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

Response: These elements have been provided within a traffic impact study for the project.

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.

Response: Understood.

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

Response: Understood.

Engineering Division

The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- Public improvements shall be in conformance with the Public Improvement Plan (PIP). Adjacent streets or other facilities not part of this project may be required to be completed prior to the issuance of a Certificate of Occupancy.
- A preliminary drainage report shall be submitted with the site plan. Detention and water quality shall be in conformance with the master drainage study. The Main Street construction plans include a swale on the east side of the street. Flows conveyed in this swale need to be addressed by this development.

Improvements:

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

- Typical roadway constructions are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.
Response: Comment noted.
- 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: The proposed street section with curb type are provided in the preliminary plat plan set.
- 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 more than three percent will require detailed grading of the curb ramps.
Response: Curb ramps, sidewalks and mail kiosks are located on the Site Plan sheets.
- 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: Comment noted.
- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.
Response: Comment noted.
- Homes and drives are allowed to front collector streets 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: This situation is not proposed with the proposed project.
- 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: The stated criteria is met with the proposed site plan.
- 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 shown on the site plan.

ROW/Easements/Plat:

- ROW dedication is required for public streets.

Response: ROW will be provided and dedicated as part of the final 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 arterial roadways.

Response: The radii are provided.

- 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.
 - Sidewalk easements may be required for new sidewalk installed.
 - A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
 - Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
 - Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

Response: The appropriate easements and ROW are show on the final plat.

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: A preliminary drainage study is provided with the submittal.

- 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: Coordination with the design teams for the adjacent subdivisions is being conducted to include the proposed drainage design with offsite drainage improvements. A preliminary drainage study is provided with the submittal.

- 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: Detention and water quality is regional and provided offsite. The design of the ponds is prepared by others. The engineer of record for the design will submit the indicated documentation concerning the pond.

- 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: Detention and water quality is regional and provided offsite. The design of the ponds is prepared by others. The engineer of record for the design will submit the indicated documentation concerning the pond.

- 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: Comment noted.

- For alley loaded product areas with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk. One of the following treatments shall be utilized unless otherwise approved by the City Engineer: 1. The 2-year storm event shall be collected prior to the sidewalk crossing. 2. The alley v-pan shall be warped to curb returns which shall include curb ramps with truncated domes. 3. The v-pan of the alley shall be perpetuated to the connecting street with the sidewalk approaching the alley terminated with truncated domes just prior to the alley. Any warping of the v-pan shall occur downstream of a line parallel to the adjacent sidewalk.

Response: The appropriate design will be provided to meet City standards. The applicants design team will coordinate proposed design with City staff if deviations from City standards arise.

- 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: We are coordinating with the adjacent developments to determine site outfalls and elevations.

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

Response: The concept alignments for the storm sewer are shown on the plans.

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.

Key Issue:

- The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2020 NEC. Our next code adoption cycle will be for the 2021 International Code Series.

Address Directory Signs for Single-Family Dwellings Facing Green Belts instead of Public Right-of-Way:

An approved address directory shall be shown within the detail sheet of the site plan and/or civil plan sign package. Address Directory Signs must be installed at properties where the single-family unit is facing a green belt and access to the unit is from garage of an adjacent access road.

- Adjacent public/ private roadways, or fire lane easements/public access easements must provide emergency access to within 150' of all exterior portions of the first floor of each structure. The utilization of a greenbelt product cannot exceed this requirement.
- Please keep in mind that access to within 150' can be disrupted by grades, retaining walls, fencing and etc. These elements can require fire lane easements to be added to adjacent streets that appear to provide the 150' hose reach requirements discussed in the 2015 IFC.

Response: The appropriate signage will be provided to properly address each resident.

Proposed alley section are a 23-foot paved surface along the alley section. The current site layout provides the 150-foot access. The Applicant will coordinate directly with Aurora Fire to ensure all applicable code and requirements are met for fire access.

Addressing Requirements:

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

Response: Comment noted.

Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015 International Codes please utilize the following hyperlink; ICC Codes Online.

Response: A table for the proposed setbacks is provided in the preliminary plat.

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- Alternative Fire Lane Surfacing Material
- Alternative Fire Lane Surface Signs
- Dead-End Fire Lane Detail
- Fire Lane Sign Detail
- Gated Entry for Fire Department Access utilizing a 4' Manway Gate
- Grading Plan
- Sign Package
- Signature Block
- Street Standards and Street Section Details

Response: Comment noted the appropriate design standards will be provided on the Civil Construction plans.

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:

- Fire Lane Easement

- Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Building greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.

Response: A 23-foot fire lane easement is provided along the proposed alley sections with a 29-foot inside radii.

- Buildings greater than 30' in height are regulated by the 2015 IFC Section D105 and require a both a 26' Fire Lane Easement and two points of emergency access. Typically, the 26' fire lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access.

Response: The Applicant will coordinate directly with Aurora Fire to ensure all applicable code and requirements are met for fire access.

- 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 the Unified Development Ordinance (UDO, Section 146-4.2.3E).

Response: A 23-foot fire lane easement is provided along the proposed alley sections.

- Public Street Adjacent to Site

- Structures greater than 30' in height and adjacent to a public street must provide a 26' wide fire area capable of accommodating aerial fire apparatus (ladder trucks). The intent is to establish a fire apparatus parking area no greater than 30' and no less than 15' from the exterior wall of the structure. This fire apparatus area must be posted as "No Parking-Tow Away Zone" to ensure availability for fire apparatus.

Response: The Applicant will coordinate directly with Aurora Fire to ensure all applicable code and requirements are met for fire access.

Fire Hydrants:

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

- 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: Fire hydrants are shown on the site plan and utility plan.

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.

Response: Comment noted. Thank you.

General Comments:

- Our jurisdiction has amended the IFC through a city ordinance that removes the requirement for fire sprinkling R-3 Single-Family residences. During the pre-application meeting it was stated that these units would be IRC R-3 Occupancy. If this is changed to IBC R-2 occupancy, then a fire sprinkler system will be required for these units.

Response: Comment noted. Thank you.

Accessibility Requirements:

The City of Aurora reviews accessibility requirements based on 2015 IBC, Chapter 11 and the 2009 ICC/ANSI A117.1

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

Response: The mail kiosks are shown on the site plan. As the design progresses the needed ramps and walks to provided accessible access will be provided.

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: Plan graphics are provided to establish what is adjacent / existing and what is proposed on the site. Specific sheets have a legend for proposed and existing utilities and grading.

Petroleum and Gas Line Easements:

Please review either 49 CFR part 195, Transportation of Hazardous Liquids by Pipeline criteria or 49 CFR part 192, Transportation of Natural and Other Gas by Pipeline criteria to determine minimum distance criteria of a pipe line proximity of any private dwelling, industrial building, or place of public assembly in which persons work, congregate, or assemble. You can also gain assistance by obtaining a letter from the petroleum or gas line easement owner indicating the minimum distance they would allow the buried gas line and easement line to the proposed exterior wall. Submit this letter with your planning documents for recordation.

Response: The master developer's team is working with CIG to obtain the needed documentation for setback and crossing information.

Phasing Plans:

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

Response: A phasing plan is 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
- (Plat Note) If Plat Contains Fire Lane Easement
- (Site Plan Note) Addressing
- (Site Plan Note) Aircraft Noise Reduction (LDN)
 - This area is within a DIA Noise Mitigation Area. Sec. 22-425
- (Site Plan Note) Alternative Fire Lane Surfacing Materials.
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs

Response: Standard notes are provided on the Cover sheet for the preliminary plat

Site Plan Data Block:

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

Response: A data block is provided on the Cover Sheet.

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.
- Aerial Fire Apparatus Access Roads
- Alternative Fire Lane Surfaces
 - Alternative fire lane surfaces other than asphalt or concrete will require a license agreement through Real Property within Public Works.
- Fire Apparatus Access Road Specifications
 - If an existing fire lane or public roadway has to be removed or relocated for any reason, the portion replaced must be in compliance with the current specifications of the Public Works Department.
- Combined Fire Lane, Public Access and Utility Easements
- Construction of Fire Lane Easements and Emergency Access Easement
- Cul-De-Sac's
- Dead-end Fire Apparatus Access Roadways
- Dead-End Public Streets
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- License Agreement
 - Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement through Real Property.
- Motor Courts - Where motor Courts and Looped Lanes are utilized please provide a dedicated Fire Lane Easement within the required width of each drive aisle (23' for Motor Courts and 18' for Looped Lanes) as depicted in Aurora Building and Zoning Code, Section 146-1108.
- No Parking is allowed within a Fire Lane Easement
- Pocket Utility Easements for Fire Hydrants
- Public Street Systems Adjacent to Site
- Remoteness
- Speed Bumps
- Snow Removal Storage Areas
- Two points of Emergency Access
- Width and Turning Radius

Response: Proposed roadways and motor courts are designed using the City standards and the required street widths and radii. Proposed fire access easements are shown along the motor courts with a width of 23-feet.

Trash Enclosure:

Per the 2015 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.

Response: Comment noted, dumpsters are not proposed with the development.

Real Property Division

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

Key Issues:

- Licensed Encroachments on shared community property need to be addressed either through a Master License Agreement by the homebuilder, or an addendum to the Master License Agreement #19-107 previously executed by the Aurora Highlands Community Authority Board for The Aurora Highlands Subdivision Filing No. 1.
- Easements can be dedicated per Plat. Be warned that the small lots could create encroachment issues, especially with overhangs.
- Neighboring developments will need an agreement with Colorado Interstate Gas (CIG) to allow for road crossings. This may impact the entrance to this Filing 15.

Subdivision Plats:

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

Response: Comment noted.

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

Response: Comment noted.

Site Plans:

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

Response: The site plan documents have been prepared using the checklist.

Separate Documents:

- A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the city, signed by the property owner as well as the appropriate city officials and recorded with the county.

Response: Comment noted.

- During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. Following are the links to additional information if needed later in your formal review process:

- Dedications Packet
- Easement Release
- Revocable License Packet
- License Agreement Packet

Response: Comment 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 8-10 weeks to complete the process after submittal.
Response: Comment noted.
- Real Property may require a Monumental Field Survey, but we are unable to determine that until we make our first review.
Response: Comment noted.
- 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: Comment noted.

END OF COMMENTS.