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November 20, 2020

Chris Johnson
Planning Department, City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Kings Point South / Pre-Application Meeting held January 30, 2020 – Comment Responses

Dear Mr. Johnson:

This letter is in response to the City of Aurora's comments received following our Pre-Application meeting. Please see the responses following the comments in *red italics*.

STANDARDS AND ISSUES:

1. Traffic and Street Layout:

- a. 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 detached sidewalks and tree lawns.
- b. *Response: Noted. Streets will be labeled accordingly, and detached sidewalks and tree lawns will be provided.*

2. Site Design:

- a. "...A landscaped buffer of 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 [will need to be provided]. This requirement will impact your development adjacent to Kings Point Way. Be sure to plan for adequate space to meet buffer requirements in this portion of the development.
Response: Noted. Space provided to meet buffer requirements and landscaped in compliance with ordinance.
- b. Please note that this property is surrounded by very low density residential in the Town of Parker and unincorporated Douglas County. Significant coordination with these counties and adjacent property owners will be required.
Response: Noted.
- c. Ensure that the 30-foot open space breaks provide trail connections for usability. Any changes to the previously approved connections to the E-470 Regional Trail will need to be reflected in the plans.
Response: Noted – 30' open space break reflected in site plan.
- d. Planning Area 2 in Kings Point South was designated as 4.6 acres of open space, with uses limited to parks and recreational uses. This component must be maintained and may require more programming and activation of the space. The proposed park space should have more street frontage, especially on the south and west sides to increase access and visibility. There will also be updates required to the original Master Plan and Form J for this project that was previously approved. Please refer to comments from Parks, Recreation, and Open Space for full requirements
Response: Noted. Will work with PROS to update Form J at later date.

LANDSCAPE DESIGN ISSUES

1. General Landscape Plan Comments:

- a. Prepare your landscape plans in accordance with the approved Kings Point South Framework Development Plan (FDP) as well as the recently adopted Unified Development Code (UDO). The UDO effective date was September 21, 2019 and can be found online. The UDO landscape comments should follow Section 146-4.7 Landscape, Water Conservation, Stormwater Management and the Landscape Reference Manual.
- b. The landscape plan shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements.
Response: All necessary landscape tables for each of the required landscape treatments have been provided.
- c. Landscape Plan Preparation: Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans submitted with a site plan or redevelopment plan are used by the City to determine compliance with the landscape standards and for code enforcement purposes.
Response: Noted. Landscape plans have been formatted and designated accordingly.
- d. Landscape plans submitted during the Development Application Plan submittal process must be prepared on 24"x 36" sheets and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.
Response: Noted. Landscape plans have been formatted and designated accordingly.
- e. Include 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.
- f. *Response: Noted. Sight triangles shown and landscaping will not exceed 26" in height.*

2. Kings Point South FDP Requirements:

- a. The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within the FDP. The applicant is responsible for reviewing this document and determining all applicable landscape requirements.
 - i. Arterial streets have a formal (uniform) design with a 26' median and 10' detached sidewalks. The symmetrical appearance to include an evenly spaced canopy of deciduous trees. Small pockets of ornamental trees and shrubs to be placed uniformly throughout the landscape buffer. Maples and lindens are to be the predominant upper story plant material within ROW and medians. Ash trees were previously identified on the FDP, but these species are no longer permitted to be planted in the City.
 - ii. Collector streets to be designed with an informal landscape theme. The 5' detached sidewalk extending south, expands into an 8' with upon reaching the NAC #1. Groves of lindens and ashes (no longer permitted) randomly clustered throughout landscape zone.

- iii. Primary entries are formal in nature with large groves of evergreen trees serving as the backdrop to a colorful, manicured landscape. Annuals and perennials serve as the foreground to the entry walls and a formal grove of deciduous trees to be included as a strong entry to the community.
- iv. Secondary entrances remain formal in nature.

Response: Noted to all. Ash trees will no longer be proposed or included in plant schedule.

3. Landscape, Water Conservation, Stormwater Management Requirements:

- a. Special Landscape Buffer: The eastern property line is adjacent to E-470, which includes the E-470 Multi-Use Easement. If not specifically stated in a Master Plan, buffer locations shall be determined by the E-470 Authority based upon the proposed use of their multi-use easement. The landscaping within the easement shall include a total number of trees and shrubs equal to 1 tree and 10 shrubs per 30 linear feet and 50% of the required trees shall be evergreen species. Like tree species may be grouped with spacing not less than 25 feet on center for small deciduous trees, 35 feet on center for large deciduous trees and 15 feet on center for evergreen trees. The maximum distance between groups may not exceed 45 feet on center. Planting a single row of trees, the full length of the buffer is discouraged. Shrubs should be massed and planted between tree groups. All required buffer landscaping shall be placed on the outside of any proposed fencing or walls. Berms may be used along the exterior of the site to assist the screening of the site.

Response: Special landscape buffer tree spacing and quantity requirements achieved and included within submittal.

- b. Street Frontage Landscape Buffers: Landscape street frontage buffers are only required for single family residences and multi-family developments. When the rear lot of a single family home abuts an arterial or collector street, then a street frontage landscape buffer as measured from the flow line is required. Buffers shall be measured as follows: a 10' curbside landscape area, a 10' wide detached walk and a 20' wide buffer as measured from the back of walk. Buffers shall be landscaped with a minimum of one tree and 10 shrubs per each 40 linear feet of buffer length. Fifty percent of the trees provided shall be evergreen species.

Response: Noted. Street frontage landscape buffers have been included and will be planted accordingly to comply with quantity and layout requirements.

- c. Front Yard Landscape Requirements for Single Family Detached Residences: All new single family detached residential homes shall provide for front and side yard landscaping of corner lots visible from public view on each lot to meet the Water-wise or turf landscape options.

- d. *Response: Noted Typical front and side yard landscaping requirements based on lot location and size included as part of submittal.*

- e. Private Common Open Space/Tract Landscaping: In all development areas of land that have been disturbed during construction and are required or designated to be preserved and protected from future development for nonpublic active and passive recreation areas and facilities, trails, wildlife habitat or the preservation of view corridors and natural land features, shall be landscaped with one tree and ten shrubs per 4,000 square feet. This excludes areas defined as street buffers, detention and water quality ponds, undisturbed marshes, wetlands, 100-year floodways, lakes are

excluded.

Response: Noted.

- f. **Detention Pond and Water Quality Measures:** 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: Noted. Detention pond landscaping provided to meet all requirements.

- g. **Irrigation:** Refer to Section 146-4.7.3 C. All developments shall install an automatic irrigation system for landscape areas.

Response: Noted. Irrigation system to be provided.

4. Architecture and Urban Design:

- a. **Residential Design Standards:** If your application will include specific single-family detached home models, your models will need to follow the styles and level of quality and detail shown in your approved FDP. If you do not plan to submit single-family home models with the Preliminary Plat, please identify the architectural styles to be utilized in your Letter of Introduction. You may submit actual models at a later date as Minor Amendments to your Preliminary Plat once it has been approved. Be sure, however, that your street layouts and lotting plans have been properly sized and configured to easily accommodate the typical home designs and other design requirements of your approved FDP. Please also keep in mind that your home models will be subject to the masonry percentage and architectural design points requirements of code.

Response: Noted. Architectural styles to be utilized shall be identified at later date.

5. Adjustments and Variances:

- a. If you decide to request any adjustments, you must clearly list them in your Letter of Introduction, specifically reference the code section(s) you intend to adjust, and justify them according to the appropriate criteria of approval. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur

Response: Noted.

6. Mineral Rights Notification Requirements:

- a. 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.
- b. **Response: Noted – will provide.**

PARKS, RECREATION, AND OPEN SPACE DEPARTMENT (PROS):

1. FDP Amendment:

- a. The existing FDP does not include a formalized or consistent Form J to identify park lands dedicated on site. Please provide a Form J with the amendment which addresses only the west side and is labeled as such. Please ensure it identifies ownership, maintenance, programming within each area, and total acreage of dedication.

Response: Noted. Form J will be provided at later date.

2. Trails:

- a. Please provide a community trail connection within the multi-use easement as shown in



the FDP to provide connectivity from this regional trail back into your development. This trail must be constructed to the southern end of your property to be joined by the adjacent development, as outlined by the E470 Public Highway Authority. Please build this concrete trail at a minimum 8' width with a 2' shoulder on each side. Provide 10' of native landscaping beyond the trail for a total improved corridor of 32' within the MUE.

Response: Noted – Community trail connection provided with compliant dimensions.

3. Neighborhood Park:

- a. The original FDP identifies a Neighborhood Activity Center (NAC) to be built out to receive neighborhood park land dedication. Please program this space to meet the criteria outlined for a Neighborhood Park. Please note that you may make up some of your open space land dedication credit with acreage provided in the park that is in addition to what's required within the neighborhood park dedication acreage.

Neighborhood park standards are the following:

- i. Minimum 3 acres to be owned/maintained by an HOA or Metro District or a minimum 5 acres to be owned/maintained by the City of Aurora
- ii. Provides a service radius of ½ mile to residential. (Please ensure that all residential proposed within the FDP are within ½ mile radius to a neighborhood park.
- iii. Programming should at minimum include 2 playgrounds (ages 2-7, 7-12), trash receptacles, connectivity to adjacent residential, lighting, benches, landscaping, internal trails/walks, dog waste stations, picnic shelter and tables, and an open turf play area measuring the size of a standard soccer field.
- iv. May not be surrounded by roadways on all four sides; may not be adjacent to any arterial roadways.

Response: Noted – Neighborhood park provided as part of submittal and programming requirements met.

FORESTRY:

1. Key Issues:

- a. There are no trees on this property. No tree mitigation is required for either the tree preservation policy or the Black Forest Ordinance.

Response: Noted.

AURORA WATER:

2. Key Issues:

- a. Show erosion control and utility phasing plans on the civil plan submittal.
Response: Noted, Erosion control and phasing plan will be provided with Civil Plans
- b. Update the Master Utility Study for any changes in density with latest design criteria.
Response: Master Utility Update is included with the Preliminary Plat submittal. The Study has been updated per the new design criteria.
- c. Water and Sanitary sewer stubs are being provided from Kings Point North.
Response: Water connection is being provided through the approved design of Kings Point North, as mentioned. Sanitary connection is provided from the south, from an existing sanitary sewer system in Cottonwood and Kings Point Way.

- d. Lift Station is required prior to first Certificate of Occupancy for any homes to be served by it.
Response: Per conversations with Aurora, lift station is eliminated from the design by means of the sanitary redesign taking the flows to the south, as mentioned above.
- e. Water and Sanitary sewer mains are required to have 10 ft horizontal separation. Multiple sanitary sewer mains within the roadway are constructed with enough horizontal clearance to ensure excavation does not encroach into the trench of the other sewer main.
Response: Water and Sanitary mains were laid out to have a minimum of 10 ft horizontal separation, as required.
- f. A domestic allocation agreement will be required starting in 2019 for connections 2" and larger.
Response: Noted.
- g. Potholing of all utility conflicts and connections is required and elevations to be shown on 1st submittal of civil plans.
Response: The site has been surveyed for existing utilities and no conflicts were found on the site.
- h. Utility Services Available: Water service may be provided from: stub from Kings Point North.
Response: The intent is to receive water services from Kings Point North approved waterline.
- i. Sanitary sewer service may be provided from: stub from Kings Point South.
Response: Sanitary Services will be provided via new sewer line extended from existing sewer located north of the intersection to Cottonwood and Kings Point Way.
- j. Utility Service Requirements: A Site Plan is required for this project and must show existing and proposed utilities including:
- i. Public/Private Mains
 - ii. Service Lines
 - iii. Water Meters
 - iv. Fire Suppression Lines
 - v. Fire Hydrants necessary to service your development
 - vi. All utility connections in the arterial roadway are required to be bores.
- Response: Provided Preliminary Plans include the requested items.*

PUBLIC WORKS DEPARTMENT:

1. Key Issues:

- a. A Detailed Traffic Impact Study will be required. See below for additional information.
Response: Traffic Impact Study to be provided as part of submittal.
- b. The eastern access as proposed on Aurora Parkway may not be acceptable as proposed. This may be a limited movement intersection, or reduced to right-in/right-out only after review of multiple components including LOS analysis, sight distance review, and other roadway design criteria.
Response: Eastern access off Aurora Parkway has been revised as part of this submittal.
- c. The Site Plan included 2 access points onto Kings Point Way, which were reviewed by the Town of Parker, ensure that these access points are maintained, as they are also supported by the City of Aurora, or coordinate with both jurisdictions if changes are proposed. There was discussion in the Pre-app meeting that the south access point

aligns with an access point to the west.

Response: Noted. *South access point from Kings Point Way is shown in alignment with access point to the west.*

- d. All accesses on Kings Point Way shall have at least 150 ft, straight section prior to intersections (including any parking access) from centerline of arterial intersection to first interior intersection, City standards require 300 ft from Center line of arterial intersection to first interior intersection (City's Roadway Design & Construction Specification 4.07.7.02.5.01 & 4.07.7.02.5.02).
Response: Noted.
- e. Show all adjacent and opposing access points on the Site Plan.
Response: Noted.
- f. The access onto Kings Point Way shall align with the opposing street to the development to the west.
Response: Noted.
- g. Label the access movements on the Site Plan.
Response: Noted.
- h. 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:
 - i. "The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development."
Response: Noted.
- i. Show the installation, by developer, "Right Turn Only"/"Do Not Enter" signs at limited movement intersection(s), as applicable. Signs shall be installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards.
Response: Noted.
- j. 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: Noted.

ENGINEERING DIVISION:

1. Key Issues:

- a. With the FDP Amendment, the Master Drainage Study and Public Improvement Plan (PIP) shall be updated. Current City of Aurora Standards shall apply
Response: Proposed project does not affect or alter the existing Master Drainage Study. Please reference the Master Drainage Conformance document provided with this submittal.
- b. Further discussions with City staff shall be required to determine whether the streets within the development are public or private.
Response: Per discussion with the City of Aurora the proposed Alleys will be private and privately maintained. The streets shall be public.
- c. A preliminary drainage report shall be submitted with the site plan. On-site detention and water quality is required in conformance with the updated Master Drainage Study.

Response: *Preliminary Drainage Report has been completed for the proposed development and is included in the submittal package for this Preliminary Plat.*

- d. This development will be referred to Mile High Flood District for review and comment.
Response: *Noted.*
- e. Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.
Response: *Typical roadway sections have been used in the development of this site, as shown in the Preliminary Plat. The sections were used from the City of Aurora criteria.*
- f. 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: *Mountable curb has been used as designated and designed per City of Aurora mountable curb detail. 6" Vertical curb was used in the high density single family area as specified.*
- g. 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: *Curb ramps have been laid out per required standards and are shown on the Preliminary Plat as required.*
- h. Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required and the curb return radii shall be labeled on the plan.
Response: *Noted.*
- i. Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.
Response: *Noted.*
- j. 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: *Noted.*
- k. King's Point Way is designated as a collector street. 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.*
- l. 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.*
- m. 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: *Noted.*

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- n. 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. The street lighting plan shall be included with the Civil Plan submittal.
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: The onsite detention facility shall be within an easement. A dedicated easement shall be provided with this project.
- p. Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
Response: All utilities have been located designed and placed within the public right of way or within a proposed utility easement, as requested.
- q. 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: Noted.
- r. 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. Full spectrum detention is required for this project.
Response: Preliminary Drainage Report has been completed for the proposed development and is included in the submittal package for this Preliminary Plat.
- s. 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: Noted. The proposed facility will be uploaded to the UDFCD portal as required.
- t. Detention of storm drainage is required for this site and shall be incorporated on the site, unless other accommodations are approved by the City Engineer.
Response: A detention is proposed and designed for this site as shown on the preliminary plat. Please reference the provided preliminary drainage report for detention pond design and location.
- u. Release rate for the detention pond shall be based upon the “Storm Drainage Design and Technical Criteria” Manual, latest revision.
Response: The release rates for the proposed detention pond have been based on the “Storm Drainage Design and Technical Criteria” and are in compliance with the criteria.

- v. Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks, but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.
Response: Noted. No concentrated low flows were permitted to flow over the sidewalk in the design of this site.
- w. Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.
Response: Storm sewer design has been extended through the project as described. Please reference the provided Preliminary Plat drawings for Storm Sewer layout
- x. Storm sewer system does not extend to this site.
 - i. Extend storm sewer to this site; or
 - ii. Discharge onto the street through a chase; or
 - iii. Discharge onto the adjacent property in accordance with the approved master drainage study/preliminary drainage study for this development.
Response: Storm sewer design has been designed for this site with the use of storm facilities. The design is in compliance with the master drainage studies for this area. Please reference the provided Preliminary Plat drawings for Storm Sewer layout and the Preliminary Drainage Report for the storm sewer design.
- y. This site is located within the Cherry Creek Reservoir drainage basin and storm drainage water quality enhancement facilities are required as part of this site development. These are land intensive facilities and should be incorporated into the landscaping area of your site or some other public use facility on your site.
Response: Storm drainage water quality has been incorporated as part of the onsite storm detention pond.

FIRE/LIFE SAFETY – BUILDING DIVISION:

1. Key Issues:

- a. This site will require a temporary fire station in the form of a modified residential unit to accommodate a fire apparatus and staffing. The site plan submitted to the Planning Department will show the location of said temporary station. The City of Aurora has worked with Richmond Homes on other sites within the city to accommodate a temporary fire station.
Response: Noted.
- b. As discussed within the last pre-application meeting for this site, two points of emergency access and a looped water supply will be needed to support this site. It has been intended that E. Aurora Parkway would be constructed to meet these requirements. As currently shown, the use of Kings Point Way provides only one point of emergency access and a single water line feed to this site and needs to be resolved.
Response: Noted.
- c. 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.
- d. 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.

Response: Noted.

- e. Based on the applicant's presentation at the pre-application meeting, fire lane easement was not proposed. The abutting public/private streets adjacent to this site are sufficient to provide emergency apparatus access, no additional fire lane easement is being required internally within this site.

Response: Noted.

HANDICAP ACCESSIBILITY REQUIREMENTS:

1. Key Issues:

- a. The City of Aurora reviews handicapped accessibility requirements based on 2015 IBC, Chapter 11 and the 2009 ICC/ANSI A117.1
 - i. Residential
 - ii. An accessible route and lighting will be required for amenities within this site such as; mail kiosks, clubhouses, playgrounds, parks, tennis courts, pools, etc.
 - iii. Show the location and provide a detail of any exterior mail kiosks on this site.

Response: Noted – plans updated as applicable.

PHOTOMETRICS PLANS:

1. Key Issues:

- a. Add the following note to the Photometric Site Plan:
 - i. "ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY"."

Response: Noted – plans updated accordingly.

- b. Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot- candle of illumination along its entire length.

Response: Noted.

SITE PLAN DATA BLOCK:

- 1. **Key Issues:** 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.

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.

- i. Access to within 150 feet of Each Structure
- ii. Access Road Width with a Hydrant
- iii. Alternative Fire Lane Surfaces

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- iv. Alternative fire lane surfaces other than asphalt or concrete will require a license agreement through Real Property within Public Works.
 - v. Combined Fire Lane, Public Access and Utility Easements
 - vi. Construction of Fire Lane Easements and Emergency Access Easement
 - vii. Cul-De-Sac's
 - viii. Dead-end Fire Apparatus Access Roadways
 - ix. Dead-End Public Streets
 - x. Encroachment into Emergency Access or Fire Lane Easements are Prohibited
 - xi. Grade
 - xii. Labeling of Easements on the Site Plan, Plat and Civil Plans
 - xiii. License Agreement
 - xiv. 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.
 - xv. No Parking is allowed within a Fire Lane Easement
 - xvi. Private Streets Constructed to Public Street Standards
 - xvii. Public Street Systems Adjacent to Site
 - xviii. Remoteness
 - xix. Single Point of Access through an Adjacent Jurisdiction
 - xx. Speed Bumps
 - xxi. Snow Removal Storage Areas
 - xxii. Two points of Emergency Access
 - xxiii. Width and Turning Radius

Response: *Noted.*

Trash Enclosure:

- xxiv. 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: *N/A*

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

Subdivision Plats: The property has never been platted and will be required to be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications given in our most current Subdivision Plat Checklist. The review of the plat can run concurrently with your other Planning Dept. submittals.

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- a. 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: Noted.

SITE PLANS:

- a. 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.

- b. **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:

- i. Dedications Packet
- ii. Easement Release
- iii. License Agreement Packet

Response: Noted.

- c. 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.

- d. 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.

- e. 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.

- f. 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: Noted.

All Construction Document Phase, Construction Phase, and Building Plan Commission comments are noted.

Please do not hesitate to contact me should you have any questions about these comment responses.

Sincerely,

THK ASSOCIATES INC.



Julie Gamec, RLA , LEED AP BD+C, Assoc. AIA
Project Manager
303-770-7201