

February 22, 2022

City of Aurora  
Attn: Sarah Wile  
15151 E Alameda Pkwy  
Aurora, CO 80012

Re: Painted Prairie Multifamily Parcel 2A (#1559466)/Pre-Applicaton Meeting held July 22, 2021

Dear Ms. Wile:

Thank you for taking the time along with City staff to review items from Painted Prairie Pre-Application meeting held on July 22, 2021. Valuable feedback was received on August 5, 2021. Detailed responses to comments are noted on the following pages. Please feel free to reach out should you have any questions or concerns by phone, 303-892-1166 or by email, [bbailey@norris-design.com](mailto:bbailey@norris-design.com)

Sincerely,  
Norris Design

Beccah Bailey  
Planner

## Planning and Development Services

### *Standards and Issues:*

#### 1. **Zoning and Placetype**

##### 1A. *Zoning*

The purpose of the current zone district, R-2, is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. This district is intended for use close to collector streets and public transit facilities. The primary use in this district is single-family residences, but several types of attached dwellings are also permitted. The site also has the Flexible Residential Lot Option (formerly known as Sustainable Use Neighborhood). The development is required to apply with any applicable standards in the Flexible Residential Lot Option Handbook / the former Sustainable Use Neighborhood standards. This designation is intended to “promote neighborhoods that emphasize a highly integrated, fine grain mix of uses and diverse housing types to meet the needs of a variety of households and incomes”. It encourages higher density development, pedestrian-oriented, walkable streets, quality urban form, and the creation of special community places and amenities that are easily accessible to residents and businesses. In exchange for allowing more density and smaller lots, there are requirements related to lot size diversity, streetscapes, connectivity, sustainability, building design and mix of uses.

Because the subject property is designated as an Administrative Activity Center (MU-C) on the Painted Prairie Master Plan Land Use Map, the subject application will be reviewed pursuant to the regulations in the MU-C District per Section 146-5.4.3.1. Therefore, the proposed use (single-family attached townhomes and green courts) are not permitted. Please see item 1D below for further information regarding a master plan amendment.

***Response: Master Plan Amendment was approved on January 26, 2022 to identify as Sustainable Use Neighborhood (SUN) and remove the MU-C designation.***

##### 1B. *Overlay Districts*

###### 55 LDN Subarea

This site is within the 55 LDN Subarea, which is composed of lands located between the 55 LDN and 60 LDN noise contours. New residential uses shall provide and include noise level reduction measures in the design and construction of all habitable structures.

***Response: Comment noted, thank you.***

##### Avigation Easements

Because the property is within the Airport Influence District surrounding Denver International Airport, an avigation easement with the city and the airport shall be conveyed by the person subdividing lands or initiating construction of any structure on already subdivided lands. Such avigation easement shall be an easement for right-of-way for unobstructed passage of aircraft above the property and shall waive any right of cause of action against the city of associated airport arising from noise, vibrations, fumes, dust, fuel particles, and other effects caused by aircraft and airport operations. The avigation easement shall be in a form approved by the city and shall be recorded in the office of Clerk and Recorder for the county where the property is located before permit or plat approval is granted.

***Response: Comment acknowledged.***

##### 1C. *Placetype*

The subject property is within the Emerging Neighborhood placetype, which is characterized by a newer, largely residential neighborhood in previously undeveloped areas. This placetype is more than just an isolated residential subdivision but is instead a complete neighborhood with mixed residential housing types and pedestrian and bicycle infrastructure. This makes it walkable and well-connected throughout the neighborhood and to adjacent placetypes, with highly accessible parks and open space integrated into the neighborhood. Retail uses and parks are considered an essential component of these neighborhoods.

***Response: Comment noted, thank you.***

1D. *Master Plan Amendment*

The application will be subject to all requirements and standards in the Painted Prairie Master Plan. The proposed uses are not permitted within this Planning Area because it is identified as an Administrative Activity Center (MU-C) in the Painted Prairie Master Plan. A Master Plan Amendment to revise the Land Use Map to switch the location of this Administrative Activity Center would be required in order to allow the proposed uses in this location. The Administrative Activity Center (with the same acreage as the subject parcel) would need to be relocated elsewhere within the Master Plan; if approved, the subject parcel would then be reviewed under the R-2 District standards. This change would require Planning and Zoning Commission approval because it involves modifying an area designated for mixed-use / commercial / multi-family uses to more single-family uses. Please note that per Section 146-5.4.3.1.4, the Administrative Activity Center designation can only be modified in the Master Plan if an application for development has not been submitted for any portion of this Administrative Activity Center; once a Development Application is submitted for the parcel to the east that is also within the Administrative Activity Center, the designation for the subject parcel cannot be changed.

**Response: Master Plan Amendment was approved on January 26, 2022 to identify as Sustainable Use Neighborhood (SUN) and remove the MU-C designation.**

In addition to modifying the Administrative Activity Center designation, other documents (such as the Land Use Matrix, Parks and Open Space Plan, and Design Standards) would need to be updated because the proposal is not consistent with the original intent for this Planning Area and/or the standards within the Painted Prairie Master Plan. Any changes to the Master Plan would require approval from the Painted Prairie Design Review Committee (DRC). The DRC also must approve all Site Plans and buildings elevations prior to receiving final city approval.

**Response: The updated Land Use Matrix is included with this submittal.**

2. **Land Uses**

2A. *Proposed Land Use*

The proposed uses – single-family attached townhomes and green courts – are not permitted because this site is designated as an Administrative Activity Center (MU-C) on the Painted Prairie Master Plan Land Use Map. If the Land Use Map is modified as outlined in Item 1D, then single-family attached townhomes and green courts will be permitted in the R-2 District. However, the proposal to construct multiple single-family units on a single lot is not permitted by the UDO. All units must be platted as individual lots in order to comply with dimensional standards (lot sizes, setbacks, etc.). The development can still be built as a rental community and a single entity would own each individual lot.

**Response: Proceeding with the R-2 District and each unit is platted now as an individual lot.**

2B. *Use-Specific Standards*

The UDO, the SUN / Flexible Residential Lot Standards, and the Painted Prairie Master Plan contain specific standards related to the proposed uses that must be followed if the Master Plan is amended:

*Single-Family Attached Townhomes*

- The front door of each dwelling unit shall face a public or private street that meets the city's street standards with on-street parking, landscaping, and sidewalks on both sides (UDO).

**Response: SFA Townhomes comply with this requirement.**

- If the use is located in an R-2 District in Subarea C (if the Administrative Activity Center designation is removed), the use must include at least 360 square feet of private or common open space per dwelling unit, and the length and width of that open space shall be at least 10 feet (UDO).

**Response: Each SFA unit is provided 360 SF from a combination of Common and Private**

**open spaces with 10' minimum dimension.**

*Green Courts*

- There shall be a minimum 20' wide public walk zone plus a 30' wide green court open space (excluding required front yard setbacks) per the Painted Prairie Master Plan and the SUN / Flexible Residential Lot standards. The green courts currently show ~30' of open space between building faces, which is narrower than is permitted within this Master Plan. Green court designs should be consistent with other phases of Painted Prairie, regardless of whether the units are rental or for-sale.  
**Response: The standard for providing 20' wide public walk zone + green court open space is only mentioned in the Painted Prairie Urban Design Standards Tab 10 page 8 and is applicable for "Conceptual Section where Residential Side Lots border Green Courts". This dimensional standard is not applicable to all green courts under these standards. Standard Green court open space minimum is outlined in the UDO Section 146-4.2.3.C.1.b.ii.a. as 30'. The two locations where this might apply and we have 50' between buildings at those two locations (North end of Green courts 4 & 5)**
- Each green court dwelling shall have direct frontage on and pedestrian access to a street that includes on-street parking, landscaping, and sidewalks on both sides (UDO). Many of the units do not meet this requirement.  
**Response: Pedestrian access is provided to the green court dwellings. Each Green court has been positioned such that there is direct frontage on and pedestrian access to a street including on street parking and sidewalks on both sides.**
- No more than 14 dwelling units may face the same green court open space, except that the number of units facing a green court open space may be increased to 24 dwelling units if both ends of the green court open space have frontage on a public street and the design is approved by Life Safety (UDO).  
**Response: Acknowledged, thank you. The greatest number of units on a green court proposed is 20 (green court 1) and it has both ends of the green court open space fronting on a public street. The next largest green court has 16 units (green court 2&6) and these also meet that standard. The remaining courts are 14 units per court.**
- The length of the green court open space shall not exceed 360' in length measured from any street (UDO).  
**Response: Acknowledged, thank you. Our largest green court length is approximately 300'**
- Green courts should be designed to be usable spaces, with sidewalks typically on the perimeter of the space. Green courts should also vary in design, for example some might be more of a green space design while others a common patio design (UDO).  
**Response: We believe the current design complies with UDO.**
- The green court must provide guest parking for motor vehicles at a rate of one-half parking space per green court dwelling and must be located within 200 feet of the front entrance of the dwelling it serves (UDO).  
**Response: This standard is only triggered under 146-4.2.3.C.1.b.ix. "Green Courts not meeting the standard Subsection vii...." That standard states: Both end units of each group of attached Green Court Dwellings shall abut a public or private street or alley without Intervening common open space between the side wall of the end unit and the right-of-way of the private or public street or alley. Aside from this condition, guest parking is otherwise not required on SFA or Greencourt units. That said we provide 2 spaces per DU. Unit types 2 and 3 have 2-car garages and unit 1 provides a 1-car garage. One surface parking space is provided/assigned for each unit type 1 within 200'. 39 surface spaces are reserved for unit 1 required 2<sup>nd</sup> space.**

***Additional guest parking has been provided at a rate of approximately .63 guest spaces/DU (130 spaces). See page 7 of site plan for parking breakdowns.***

### 3. Development Standards

#### 3A. Dimensional Standards

Based on the SUN / Flexible Residential Lot Standards, a table that includes all unit types, lot size ranges, minimum street frontages, minimum porch setbacks, minimum building setbacks, minimum garage setbacks, minimum side setbacks, minimum rear setbacks, and maximum height shall be included in the Site Plan, as has been provided for other phases in Painted Prairie. Units should be consistent with other phases regardless of whether they are rental or for-sale.

***Response: Dimensional standards table is included with this submittal.***

#### 3B. Subdivision Standards

##### Block Dimensions

The SUN / Flexible Residential Lot Option standards will apply to this parcel if it is removed from the Administrative Activity Center designation, so the maximum block size permitted is 660'. The current layout does not comply with these requirements. At minimum, an east-west street (that connects the two local streets on either side of the development) should be provided through the middle of the site to connect to the street that is planned as part of the multi-family development to the east. Creating a well-connected street and pedestrian network is an essential component of the Painted Prairie Master Plan.

***Response: The east-west road aligns with the access location to the east. Along with the north-south road, the project complies with the Block Dimension Standards.***

##### Lot Design and Layout

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 pedestrians, bicycle, emergency vehicle access and safety, and through-connectivity.

***Response: As designed, the site plan complies with the lot layout requirements.***

##### Remainder Parcels Prohibited

No subdivision of land shall result in any remainder parcel or tract that does not otherwise meet the standards for a required open space, drainage area, buffer, or other area required by the UDO.

***Response: Noted, no remainder parcels or tracts are proposed.***

##### Sidewalks

All properties shall provide an interconnected system of sidewalks that directly connect all lots to and within commercial centers, employment areas, designated parks and open spaces, and other uses. All lots, except those Motor Court Dwelling lots that do not abut a public street, shall include or directly abut a sidewalk. Accessible routes meeting the ADA shall also be provided from the building or site entries to a public or private street.

***Response: Noted, pedestrian connects are achieved through a comprehensive sidewalk system.***

#### 3C. Common Space and Amenities

In the Site Plan, please show specific details about the proposed amenity area. In the Letter of Introduction, please describe what uses are included within this area and who it will be available to (i.e. only residents of this phase or all Painted Prairie residents).

***Response: Amenity details are provided with this application. On-sit amenity spaces are intended for residents of this development.***

### 3D. Access and Connectivity

Provide a safe, convenient, and accessible pedestrian connection from the main entrances of the buildings to a public sidewalk or internal walkway that connects to a public sidewalk. All developments containing more than one building shall provide walkways between the principal entrances of buildings. Walkways shall be a minimum of 6' wide and include lighting at a height of 12' or less spaced no further than 50' on center. At each point where a sidewalk must cross an internal street or driveway to make a required connection, it shall be clearly marked by using one of the methods shown in Table 4.5-3. In addition, please improve connectivity to the open space along 56th Avenue, as well as High Point Park to the north.

**Response: Acknowledged, thank you.**

### 3E. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6. Single-family attached townhomes require 2 parking spaces per dwelling unit. Required parking spaces associated with any single-family attached dwelling shall not be located more than 200 feet from the entrance to the dwelling. There shall be a direct pedestrian connection between the dwelling or building's entrance(s) and the parking area associated with that dwelling or building. Garage entries, carports, and parking structures shall be internalized in building groupings or oriented away from street frontages. Please clearly identify how many on-street parking spaces are available on adjacent streets if utilizing those for guest parking.

**Response: Specific parking breakdowns are shown on page 7 of the Site Plan.**

### 3F. Landscape, Water Conservation, Stormwater Management

The site layout and proposed product type are not permitted with the current zoning. Once a compliant layout is proposed, then a landscape review can be completed. In the interim, the applicant should refer to the Painted Prairie Master Plan, the Unified Development Ordinance, and the Landscape Reference Manual for current landscaping standards when preparing the Site Plan.

**Response: Painted Prairie Master Plan was amended to allow the proposed product type. A landscape concept plan is included with this submittal.**

### 3G. Building Design Standards

Section 146-4.8 contains specific standards for the design of buildings. The townhomes will be reviewed to ensure compliance with horizontal articulation, masonry standards, and design variety. See Table 4.8-1 below for applicable building design standards and ensure that the building elevations meet all applicable requirements. Please provide multiple architectural styles and various color and material palettes for each architectural style to create a diverse streetscape. In addition to the UDO standards, the buildings will need to comply with all standards in the Painted Prairie Town Center Design Standards. The prescribed multi-family architectural styles include Prairie, Traditional (Victorian and Colonial), and Eclectic (Hill Country and Mid-Century Modern). Each architectural style has defined characteristics that should be incorporated into the building elevations. Building elevations must be included with the initial Site Plan submittal. The Painted Prairie Design Review Committee (DRC) also must review and approve all building elevations prior to approval.

**Response: Elevations are designed to meet the requirements for SFA in the UDO and Painted Prairie architectural standards Tab 12 for Townhomes (neighborhood context). Two elevations styles, Hill Country and Prairie Farmhouse are proposed from the prescribed architectural styles. Side-Specific Enhancements and color materials are provided per page 17 of the Painted Prairie Arch standards. Three color and materials schemes are proposed for each style for total of 6 unique color and material schemes. Masonry percentages provided meet the standards applicable to SFA under the UDO.**

**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.
<b>General building design standards</b>						
Design variety	✓					
Distribution of masonry and architectural features	✓					
Windows	✓					
Building orientation and spacing			✓	✓	✓	✓
<b>Massing and articulation</b>						
Horizontal articulation		✓	✓	✓	✓	✓
Vertical articulation	✓		✓		✓	✓ [1]
Maximum building length			✓	✓	✓	
<b>Building materials</b>						
Primary building materials	✓		✓		✓	✓
Masonry standards		✓	✓			
<b>Four-sided building design</b>						
Facade character elements			✓	✓	✓	✓
Entry design			✓	✓	✓	✓
<b>Roof design</b>						
Roof materials	✓		✓	✓	✓	✓
Roof form	✓		✓	✓	✓	✓
<b>Screening of mechanical equipment</b>						
Rooftop equipment	✓		✓	✓	✓	✓
Ground-mounted equipment	✓		✓	✓	✓	✓
Garbage storage areas	✓		✓	✓	✓	✓

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

**Table 4.8-9**  
**Masonry Standards for Single-Family Attached and Multifamily**

Type of Structure	Minimum Percentage of Masonry on Net Facade Area (not each elevation)
Single-family attached	<ul style="list-style-type: none"> <li>• 50 percent shall be clad in brick or stone; or</li> <li>• 75 percent shall be clad in stucco; or</li> <li>• 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.</li> </ul>
Multifamily (excluding two-family)	<ul style="list-style-type: none"> <li>• 60 percent (or 30 percent for an Affordable Housing Structure) shall be clad in brick or stone; or</li> <li>• 60 percent (or 40 percent for an Affordable Housing Structure) shall be clad in stucco; or</li> <li>• 60 percent (or 40 percent for an Affordable Housing Structure) shall be clad in a combination of stucco and brick, or stucco and stone.</li> </ul>

### 3H. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9 and the Painted Prairie Design Standards. Show typical details of lighting on the Site Plan.

**Response: Typical lighting details have been included with this application.**

### 3I. Signs

Section 146-4.10 and the Painted Prairie Design Standards govern signage standards for this area. Please review these sections for complete details. Please show the location of any monument signs on the Site Plan. In addition, please include details about any wayfinding signage.

**Response: Monument signs are shown on the site plan and conform to the signage standards. Additional wayfinding signage will be provided at a later date.**

## 4. 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 proposed with this submittal.**

## 5. Submittal Reminders

### 5A. CAD Data Submittal Standards

The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

**Response: Once the site plan is finalized and accepted by the City of Aurora, we will submit the required CAD files.**

### 5B. 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.**

### 5C. Mineral Rights Notification

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

**Response: The mineral rights affidavit is provided with this submittal.**

### Pre-Submittal Meeting:

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

**Response: Comment noted, thank you.**

### 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:

- Meg Allen is the neighborhood liaison for the project. She has put together a report attached to these notes listing the registered neighborhood organizations within one-mile of your proposed project and can assist in scheduling and facilitating meetings with community members. Please work with the organizations that express interest in your project to address comments and mitigate concerns

**Response: 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.**

### **Oil and Gas Development**

We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site.

**Response: Agreed and acknowledged.**

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Oil & Gas Conservation Commission (COGCC) for more information. The wells would be drilled from the Axis Exploration Hammer pad, which is proposed to be constructed east of your development area. This well pad is approved through the Axis Exploration Operator Agreement with the City of Aurora. No permitting documents have been submitted to the city or the COGCC.

**Response: Comment acknowledged.**

There may be existing underground pipelines in right-of-ways. There is an existing pipeline and easement along the southern edge of your development area. It is owned and operated by Colorado Interstate Gas Company. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information.

**Response: Comment acknowledged.**

Should you have any questions about oil and gas development, please reach out to Jeffrey Moore, Manager of the Oil & Gas Division.

**Response: Comment acknowledged.**

### **Parks, Recreation & Open Space Department (PROS)**

#### *Project Characterization*

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

- Your proposal includes 312 Multifamily units within a planning area which did not have a residential density associated.
- There are open space requirements triggered by this development.

#### *Land Dedication*

The Painted Prairie FDP did not have any residential density associated with this planning area. The entire SUN4 boundary area which encompasses this planning area did anticipate 685 mf in total. Please ensure within your letter of introduction in your application you identify whether this will be an increase in the overall residential within Painted Prairie or if the units proposed will be consistent with the total for the full SUN4 area within the FDP.

**Response: The included Letter of Introduction with this application states this site is consistent with the requirements for SUN4.**

If this proposal is increasing the residential within the full master plan, a master plan amendment will be required to identify where the new park and open space acreage will be re-distributed throughout the FDP area.

**Response: Master Plan Amendment was approved on January 26, 2022 to identify as Sustainable Use Neighborhood (SUN) and remove the MU-C designation.**

### *Open Space*

Your site is adjacent to dedicated open space along but outside of the right of ways for 56th. As part of the design for this space, adjacent residential are required to provide connections to the walk as well as activity nodes. The space along 56th is encumbered by a utility easement which prohibits elements such as trees and seating. Please provide at least two connections between your site and the sidewalk/trail along Piccadilly and include a small space which includes tree gatherings, benches, trash receptacle, dog waste pickup station, and a security light.

**Response: Connections have been added.**

### *Park Development Fees*

Note that the Painted Prairie FDP is meeting all park and open space requirements on site, therefore no park development fees will be required unless this project is proposing an overall increase in density to the full master plan.

**Response: Comment noted, thank you.**

### **Aurora Public Schools**

The total school land dedication requirement for Painted Prairie based on the approved FDP is approximately 37 acres. The FDP includes a 16.25-acre school site dedication. This site is sufficient for the district to construct a P-8 school with capacity to serve the Painted Prairie community. Aurora Public Schools agreed to apply the school dedication requirement for the purposes of calculating cash-in-lieu of land as site plans are approved for Painted Prairie. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds 16.25 acres. Cash-in-lieu of land is required to serve high school age students at a district location outside of Painted Prairie.

**Response: Comment noted, thank you.**

Cash-in-lieu of school land will likely be required for this phase of the development. The amount of the school land obligation exceeding the 16.25 school site dedication will depend on the timing of when current site plan and plat applications are approved. In accordance with Section 4.3.18(A) of the Unified Development Ordinance, land value for cash-in-lieu will be based on fair market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of plat recording.

**Response: Comment noted, thank you.**

AURORA PUBLIC SCHOOLS - STUDENT YIELD  
8/3/2021

Painted Prairie Multifamily Parcel 2A - Pre-application

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	221	0.3	66
MF-HIGH		0.145	0
TOTAL	221		66

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL STUDENTS	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS		RATIO	STUDENTS	
SF	0.34	0	0.18	0	0	0.2	0	0
MF-LOW	0.17	38	0.08	18	55	0.55	11	66
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		38		18	55		11	66

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	38	0.0175	0.6575
MIDDLE	18	0.025	0.4420
HIGH	11	0.032	0.3536
TOTAL	66		1.4531

Painted Prairie Development Tracking - 8/03/2021

Filing	Total				Total		Dedication Requirement	Status	
	SFD	MFL	MFH	Units	K-8	HS			Yield
Filing 1	414	186		600	254	92	346	7.9919	Approved
Phase 2 - DA-1556-07	317	185		502	208	75	283	6.5554	Approved
Town Center Residential - DA-1556-15		220	84	304	85	14	79	1.7214	1st Submittal
Phase 3 - DA-1556-16	160	158		318	120	40	160	3.6549	1st Submittal
MultiFamily Parcel 2A		221		221	55	11	66	1.4531	Pre-app
<b>Total</b>	<b>891</b>	<b>970</b>	<b>84</b>	<b>1,945</b>	<b>702</b>	<b>232</b>	<b>934</b>	<b>21.3767</b>	

**Aurora Water**

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

Key Issues:

- Each single family attached unit or townhome is to be individually metered. See Section 138-221(e) and 138-221(g) of the municipal code indicating that a single family attached user is any parcel that contains two or more dwelling units and that all single family attached units are to be individually metered.  
**Response: Each unit has its own water meter. Please refer to the Utility Plan. Note that because water meters have been placed on the property line, as coordinated with the Aurora Water reviewer Casey Ballard, tags will need to be attached to the water meters to indicate which property they serve**
- Water meters are to be in a landscaped area and in pocket easements. Easements for water meters are to be 10-feet wide and extend 5-feet behind the water meter. See Section 5.04 of the Aurora Water specifications.  
**Response: As coordinated with Casey Ballard and similar to other alley loaded projects within Painted Prairie, water meters are placed in landscape areas adjacent to the alleys, in six (6) foot easements. The width extends the length of the alley.**
- A utility conformance letter is required to show water demands and sanitary loading does not exceed what was anticipated in the approved MUS.  
**Response: A Utility Conformance Letter is included with this submittal.**
- Utility easement minimum is 16-feet for one utility, 26-feet for two utilities. Buildings and eaves are not allowed within the utility easements. We encourage a minimum of 1-foot between any structure and the edge of the easement to allow margin of error for contractors. No license agreements will be issued, and easements will not be vacated to accommodate field conditions.

**Response: The alleys will have water and sanitary sewer. As discussed with Real Property and Aurora Water, the entire width of the alley (twenty-three (23) feet) will be dedicated as a utility easement. Further, there are six foot easements beyond the alley to accommodate the aforementioned water meters, for a total utility width of thirty five (35) feet.**

- A domestic allocation agreement will be required for connections 2” and larger.  
**Response: Comment acknowledged.**

*Utility Services Available*

- Water service may be provided from: On site extensions per approved MUS
- Sanitary sewer service may be provided from: On site extensions per approved MUS
- Project is located on the following Map Pages: 95R

**Response: Acknowledged. The Utility Plan depicts water connections at North Orleans Street, East 57<sup>th</sup> Avenue and North Nepal Street, per the “Multi-Family Offsite” Infrastructure Site Plan (ISP). Sanitary sewer connections are proposed at North Nepal Street, per that same ISP.**

*Utility Service Requirements:*

- A Site Plan is required for this project and must show existing and proposed utilities including:
  - Public/Private Mains
  - Service Lines
  - Water Meters
  - Fire Suppression Lines
  - Fire Hydrants necessary to service your development
  - Grease Interceptors are required for commercial kitchens
  - All utility connections in the arterial roadway are required to be bores.
- 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).
- Aurora Water does not require a Site Plan for this project.  
**Response: Acknowledged. The listed infrastructure is depicted on the Utility Plan, with the exception of grease interceptors, as they are not proposed. There are no proposed arterial connections. All onsite roadways, drives and alleys are private and located within tracts. All onsite watermain and sanitary sewer is public and located within easements to be dedicated to the City. Notes on the Utility Plan state this as well.**

*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 acknowledged.**
- 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 acknowledged.**
- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules.  
**Response: Comment acknowledged.**

- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

**Response: Comment acknowledged.**

### **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 with this development. See below for more information.  
**Response: A traffic study is submitted with this application.**
- The identified site roadway network is not consistent with approved Painted Prairie Master Plan Traffic Impact Analysis, September 2019. The site roadway network needs to be consistent with Master TIS and GDP.  
**Response: A new traffic study is included with this application.**
- Traffic signal escrow will be required for the intersection onto 56th located at the southeast corner of the site as identified in the MTIS.  
**Response: Master Developer is in process of establishing the escrow.**
- Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways.
  - Conduit
    - Conduit material shall be Schedule 80 HDPE (or similar).
    - A # 14 AWG stranded copper conductor shall be installed for city underground locating purposes.
    - A nylon pull tape with a minimum 1,250 lb tensile strength shall be installed in all new conduit.
  - Pull Box
    - Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
    - City conduit shall be installed into City Pull Boxes.

**Response: Acknowledged, thank you.**

- Show all adjacent and opposing access points on the Site Plan.  
**Response: The site plan to the north and west of this project is not yet known, however the proposed project to the east by Alliance Residential Realty is shown. There will be a four-way intersection at North Orleans Street and East 57<sup>th</sup> Avenue.**
- Objects and structures shall not impede vision within the sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan 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: Site triangles are shown on the plan and plant material meets site triangle standards.**

**Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'**

**Response: Note is added.**

- 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:
  - 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: Signs are depicted on the site plan. There is no striping planned within the project site, nor is it planned within the adjacent streets. East 56<sup>th</sup> Avenue will be signed and striped as shown in the separate East 56<sup>th</sup> Avenue plan set, by others.**

*ROW/Plat:*

- Designate a Public Access Easement along all private roadways.  
**Response: Completed. Please refer to the plat.**

A traffic signal easement shall be required at the intersection onto 56th located at the southeast corner of the site to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.

**Response: Comment noted, traffic signal easement is not required.**

*Improvements:*

- Right turn lanes for major intersections shall consider alternative geometric configurations (standard geometry for channelized right turn lanes with acceleration lane, compound curves for channelized right turn lanes without acceleration lanes).  
**Response: There are no major intersections proposed with this project. There will be right turn lanes for eastbound traffic along East 56<sup>th</sup> Avenue at South Nepal Street and South Orleans Street.**

*Traffic Signal Escrow:*

- The intersection on 56th Ave located at the southeast corner of the site is a potential candidate for a future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:
  - (Applicant/owner name, address, phone) shall be responsible for payment of 25% of the traffic signalization costs for the intersection on 56th Ave located at the southeast corner of the site if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

**Response: This note has not been added to the plans, since per the traffic study, traffic warrants will not be met at the southeast corner of the site (North Orleans Street and East 56<sup>th</sup> Avenue).**



*Traffic Impact Study:*

A detailed 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.
  - a. The city can provide some historic count data, but the city has also taken pre-post COVID19 count data that can support scaling of counts taken during this time. Coordinate, via email, with Steve Gomez on this item.
2. Trip Generation from the site
3. Site Circulation Plan
4. Include detailed analysis of:
  - a. All site access points
  - b. Intersection of 56th Ave at Picadilly Rd
5. Signal Warrant Analysis of potential signalized intersections – Warrant 1,2,3 all to be included (collect 72 hr tube counts for analysis)
6. Analysis of pedestrian connectivity.
7. Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or 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: A new traffic study is included with this application.**

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 Steve Gomez at [segomez@auroragov.org](mailto:segomez@auroragov.org) as soon as possible.
- The Traffic Study shall also be uploaded with the rest of the submittal.
- Previously approved Traffic Impact Studies/Letters are available through this link.

**Response: Comment noted, thank you.**

**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 for this development shall be in conformance with the Public Improvement Plan (PIP). Adjacent public improvements shall be completed and accepted prior to the issuance of a Certificate of Occupancy.

**Response: Acknowledged.**

- Internal roads shall be private streets built to public street standards.

**Response: One north-south roadway and one east-west roadway within the project were engineered as sixty-four (64) foot Local Type 1 roadways. The remaining roadways are alleys, which the City does not have a standard. All onsite roadways, alleys and private drives are profiled at the City minimum 0.8%.**

- A preliminary drainage report shall be submitted with the site plan. Detention and water quality/EURV shall be in conformance with the master drainage study. There is a large pipe as well as emergency overflow conveyance along 56th Avenue. Adjacent FFEs shall be set accordingly.  
**Response: A preliminary drainage report (PDR) is submitted with this application. Detention and water quality is not required onsite, as it is provided for regionally per the Master Drainage Report (MDR) for Painted Prairie. The PDR validates the flows and percent imperviousness that was assumed in the MDR. The design of the foundation elevations adjacent to the emergency overflow swale considers the 100 year water surface elevation plus freeboard for that swale.**
  
- Previously approved plans and reports can be found on the city's website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request.  
**Response: Acknowledged.**
  
- This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible.  
**Response: Since there are no regional facilities proposed with this project, review by MHFD should not be necessary.**

Improvements:

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

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.  
**Response: Acknowledged.**
  
- 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: Four inch mountable curb is proposed in the two aforementioned roadways that run north-south and east-west. Two-inch mountable curb is proposed in the alleys.**
  
- 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. Detailed grading of the curb ramps shall be included in the civil plans.  
**Response: Acknowledged. Curb ramps are shown where requested.**
  
- 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: No flared curb cuts are proposed.**
  
- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.  
**Response: Acknowledged.**
  
- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.  
**Response: Acknowledged.**

- The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.  
**Response: Acknowledged.**
- 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: No gates are proposed for vehicular traffic.**
- Street lights are required along adjacent roadways, if not installed by the master developer. 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 have been included with this application.**

*ROW/Easements/Plat:*

- The dedication of a 25-foot lot corner radius is required at the intersections with 56th Avenue.  
**Response: Per the Painted Prairie Filing 5 plat, the corner radii at 56<sup>th</sup> Avenue are twenty-five (25) feet. Please note that this is outside the boundary of Lot 2, Block 1, which is the parcel associated with this application.**
- 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: A replat is included with this application that dedicates easements and tracts as needed for utilities, drainage, fire lane access and public access.**

*Drainage:*

*Drainage design standards can be found in the city's "Storm Drainage Design and Technical Criteria".*

- Per Section 138-367 of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the city prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved.  
**Response: Acknowledged. A PDR is including with this 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: Acknowledged. No MHFD improvements are planned for this property.**

- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.  
**Response: Acknowledged. The proposed design takes this into consideration.**
- 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 site plan reflects option #3, utilizing truncated domes to warn pedestrians of the alley v-pan.**
- 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: Connection points to adjacent storm drain is based on the Mulit-Family Offsite ISP.**
- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.  
**Response: An onsite storm drain network has been engineered.**

*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.*

*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.

**Response: Fire lane access easements are proposed throughout the project to provide access to within 150 feet of buildings.**

*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: Acknowledged.**

*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.

- 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.

- Show any new lot lines and distance to proposed exterior walls on the site plan.  
**Response: Setback requirements are being shown on the site plan.**

*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.

- Dead-End Fire Lane Detail
- Fire Lane Sign Detail
- Grading Plan
- Handicap Accessible Parking Signs (Commercial Use – Clubhouse/Leasing Office)
- Sign Package
- Signature Block
- Street Standards and Street Section Details

**Response: Acknowledged.**

*Emergency Responder Radio Coverage: (Commercial Use – Clubhouse/Leasing Office)*

The 2015 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

- The 2015 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC). At the time the structure is at final frame and final electrical inspections, the general contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the aurora building division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation is at the owner or developers' expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.

**Response: Acknowledged.**

*Fire Department Access:*

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

- 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.
  - 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: Building heights are less than thirty (30) feet, therefore twenty-three (23) foot firelanes are proposed.**

*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: Hydrants have been placed accordingly.**

*Fire Sprinkled Structures:*

The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2015 IFC and IBC.

*General Comments:*

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

**Response: Units proposed are IRC R-3 Occupancy**

*Accessibility Requirements:*

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

- Residential
- The site plan and the civil plans must reflect the location of outside mail kiosk. A detail of the types of mail kiosks must be included along with a drawing showing how the residents will access their mail box, how the postal service will load the mail boxes, along with curb ramp and sidewalks abutting the mail kiosks.

**Response: No outside mail kiosks are being proposed with this application.**

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

- Commercial (Commercial Use – Clubhouse/Leasing Office)

**Response: Acknowledged.**

*Hazardous Materials: (Pool Chemicals)*

Per the 2015, IFC Chapter 50 – A permit through the Aurora Building Division is required to for the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials. To download a copy of the hazardous materials inventory statement checklists please visit our web site by clicking on the hyperlink provided.

**Response: Acknowledged.**

*Knox Hardware:*

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving of fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

**Response: Acknowledged.**

*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: Site Plan Legend is included on the cover sheet.**

*Phasing Plans:*

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

**Response: This project will move forward in one phase and is noted on the Site Plan.**

Photometric Plan: (Commercial Use – Clubhouse/Leasing Office)

- Add the following note to the Photometric Site Plan:  
 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: The note has been included on the site photometric plans with this application.**

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

**Response: Accessible route has been included on the site photometric plans in this application.**

*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 Contains Fire Lane Easement
- (Site Plan Note) Accessibility Note for Commercial Projects (Commercial Use – Clubhouse/Leasing Office)
- (Site Plan Note) Accessibility Note for Multi-Family Projects Built under the 2015 IBC/IRC and HB-1221
- (Site Plan Note) Addressing
- (Site Plan Note) Aircraft Noise Reduction (LDN)
  - This area is within a NIBA noise mitigation area. Sec. 22-425
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress
- (Site Plan Note) Emergency Responder Radio Coverage (Commercial Use – Clubhouse/Leasing Office)
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs

**Response: Notes have been added to the Site Plan and Plat exhibits.**

*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: Project Data Block is shown 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
- Access Road Width with a Hydrant
- Aerial Fire Apparatus Access Roads

- 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 follow 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
  - 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
  - No Parking is allowed within a Fire Lane Easement
  - Private Streets Constructed to Public Street Standards
  - 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: This information, as applicable, is shown on the site plan and/or the final civil engineering drawings.***

*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: No trash enclosures are proposed at this time.***

**Real Property Division**

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

*Key Issue:*

- Easements for this project can be dedicated by subdivision plat or by separate document. Please note that the separate document dedication may take longer to finalize which could delay approval of your site plan and building permits.

***Response: A plat is being processed with this site plan application.***

*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: This parcel is included in Painted Prairie Filing No. 5. A replat is submitted with this application.***

- A presubmittal 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: Coordination with Darren Akrie was completed on February 17, 2022.**

*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: Acknowledged. The Real Property checklist was referenced during the creation of the site plan sheet.**



*Separate Documents:*

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

**Response: Dedication of North Orleans Street will be accomplished by separate document. No easement releases are anticipated for this project. License agreements may be required and will be evaluated once the site plan review process commences.**

- Offsite easement dedications may be required 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 Dedications Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

**Response: Dedication of North Orleans Street will be accomplished by separate document.**

- No portion of any roofed structure may encroach into any easement. However, you may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, fencing monument signs, 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. The License Agreement must be completed before the Site Plan is recorded.

**Response: Acknowledged.**

- 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: Acknowledged.**