

COMMENT RESPONSE PREPARED BY CONSULTANT TEAM ON JUNE 4, 2021

**Re: Comments for Waterstone Filing No. 4 (#1504656)/Pre-Application Meeting held
December 10, 2020**

Key Issues

- **Master Plan:**
The site is subject to the Waterstone Master Plan (FDP). The Master Plan provides guidance on architecture, urban design, as well as the design vocabulary for the homes. There are specific triggers and requirements for Coal Creek trail improvements as well as parks and open space. The proposed site plan reviewed as part of the pre-application meeting excluded a key park space adjacent to Coal Creek. Please see Planning and PROS comments throughout these notes for more information on the Neighborhood Activity Center (NAC), parks, and regional trail. Additional discussion regarding these issues should take place to identify an approach prior to submittal of the Site Plan.
Response: Noted. The applicant and design team thoroughly reviewed the Waterstone FDP to understand park requirements, regional trail connectivity, and general locations for these amenities. We have been in touch with Douglas Hintzman to confirm the regional trail connection to Filing 3 and our construction responsibilities.
- **Public Improvements:**
Public improvements shall be in conformance with the approved Public Improvement Plan (PIP). Harvest Road shall be designed to the southern boundary in conformance with the PIP, but construction is only required to the southern access point. Harvest Road design shall address the bridge crossing of the creek as needed. Additional improvements may be required to the intersection of Harvest Road and Alameda Avenue.
Response: Noted. We will need to work closely with the City of Aurora to assure the Harvest Road alignment is coordinated with existing utilities, easements, and City's general design intent. Are Harvest Road construction or alignment plans available from the City?
- **CLOMR:**
The CLOMR for Coal Creek is currently in process. No lots can be platted in the existing floodplain. For lots adjacent to the floodplain, the lowest finished floor elevation must be 2' above the base flood elevation. The lowest lot elevation must be 1' above the base flood elevation. Channel improvements must be completed prior to the issuance of a Certificate of Occupancy.
Response: According to Mile High Flood District there is no CLOMR for this area. Therefore the existing floodplain is the only one shown on the plan.
- **Access:**
As noted in the Planning, Life/Safety and Traffic comments, a second point of access will be required with this development. Many options to achieve this have been discussed; this second point of access will have to be defined with the Site Plan and corresponding easements will be required to be completed prior to the recordation of the Site Plan.
Response: This proposed development provides two (2) points of access off Harvest Road. There is a proposed 25' wide emergency access on the northwest corner of the site. This emergency access traverses the "505 S Biloxi LLC" property to connect to a 20' emergency access easement

that travels north-south through the Starkman parcel. This submittal shows the general alignment for this emergency access easement which may need to be refined to coordinate with the landowners and other proposed easement.

Standards and Issues

1. Zoning and Placetype

1B Overlay Districts

Avigation Easements

Because the property is within the Airport Influence District surrounding Buckley Air Force Base 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. The avigation easement form can be found here. Please contact Karen Hancock at 303.739.7107 or khancock@auroragov.org with any questions you may have.

Response: Comment noted.

1D. Master Plan

The site is subject to the Waterstone Master Plan (FDP). The Master Plan provides guidance on architecture, urban design, as well as the design vocabulary for the homes.

There are specific triggers and requirements for Coal Creek trail improvements as well as parks and open space. The proposed site plan reviewed as part of the preapplication meeting excluded a key park space adjacent to Coal Creek. The park is a neighborhood activity center and the standards will still apply. The trail crossing has been moved due to circumstances associated with the Coal Creek corridor design, so the connection will likely be located further to the west. The program as outlined in the Waterstone Master Plan should be followed. Additional discussion regarding this and other parks should take place to help identify an approach prior to submittal of the Site Plan.

Response: Noted. The applicant and design team thoroughly reviewed the Waterstone FDP to understand park requirements, regional trail connectivity, and general locations for these amenities. We have been in touch with Douglas Hintzman to confirm the regional trail connection to Filing 3 and our construction responsibilities.

3. Development Standards

3B. Subdivision Standards

The proposed street layout provides for a well-connected system of streets. It is important to note that proposed parks have frontage on a street for access by all residents, which can be solved by moving the park to the south abutting Coal Creek. Furthermore, there are streetscape and urban design standards outlined in the Master Plan.

Response: Noted. Curbside landscapes have been designed per the criteria set forth in the Aurora UDO and urban design standards have been informed by the FDP. Parks have been relocated to be highly visible from the primary entrance into Waterstone Filing 4 and along local streets.

3C. Common Space and Amenities

A park abutting the Coal Creek Corridor, pocket parks, and trail corridors will be required with

this development. Where a detention pond is required, try to design it in a manner that it can be an amenity by incorporating a walking path and/or benches. If possible, provide a pocket park in proximity to consolidate open space area. Please look to increase the street frontage of the “NAC” park space to make the space a more accessible and visible park of the neighborhood.

Response: The NAC with a large gathering abuts Coal Creek and overlooks the natural wildlife habitat. It has been located to be highly visible from the primary entrance to Waterstone Filing 4 and the adjacent local street. A community trail runs alongside the gathering area and connects to both the regional trail and the sidewalk network. Evergreen and deciduous trees massings provide ample buffering between the main gathering area and residences. This NAC is located adjacent to the detention pond to maximize the appearance of open space and native-inspired landscape.

3D. Access and Connectivity

As noted in the Life/Safety and Traffic comments, a second point of access will be required with this development. Many options have been considered; this point of access will have to be defined with the Site Plan and corresponding easements will be required to be completed prior to the recordation of the Site Plan.

Response: The site plan provides two (2) points of access along Harvest Road and an emergency access easement on the northwest corner of the property.

3E. Landscape, Water Conservation, Stormwater Management

Sight Triangles

Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26” in height as measured from the roadway surface.

Response: Sight distance triangles are included with this submittal and a note is added to the plans stating all landscaping within the triangles shall not exceed 26” in height.

Waterstone FDP

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 conditions.

- If the standards as outlined within the FDP are more restrictive than the landscape standards in effect at time of site plan submittal, the more restrictive requirements shall be met.

Response: Acknowledged.

- Plant palette should be reflective of the native environment and natural features.

Response: Plan West strives to choose plant material that is reflective of the native environment, thrives on low water, and complements the existing natural features.

- Landscape buffers are to feel natural and establish an invisible transition to the community.

Response: We believe the current orientation of the site plan removes the buffer requirement for lots adjacent to Harvest Road. The residential lots and Harvest Road are separated by a pocket park and open space corridor that includes a combination of deciduous and evergreen trees, shrubs, trails, an open play area, and shade structure with seating. The minimum distance between a residential lot and Harvest Road is approximately 80 feet.

- Local streets shall be landscaped with a tree lawn planted of drought tolerant trees, shrubs and grass blends.
Response: Acknowledged. With the removal of sod in “tree lawns” less than 10’ width, we are proposing a combination of trees, shrubs, native seed, and ornamental grasses. Space was left in front of each residential lot for the installation of driveways with a note that driveway locations are conceptual at this time. The location of the installed landscape within the curbside landscape is dependent on final driveway locations.
- Water quality ponds shall look natural and stay true to the community theme. Refer to the recommended plant materials for water quality ponds.
Response: Landscape design around the ponds incorporates the plant materials and general design standards set forth in the approved FDP.
- Refer to the plant list for landscaping plant palette for the community.
Response: Acknowledged. The FDP landscaping plant palette was referenced in majority of the landscape design efforts.
- A 20’ landscape buffer is required between the back of walk and any residential lots abutting an arterial or collector street. A natural stone wall 3’- 4’ tall defines the buffer area followed by an open rail fence between the buffer and residential lots.
Response: The revised site plan layout removes residential lots abutting an arterial or collector street. Rather than a buffer, the lots and Harvest Road are divided by a pocket park and open space.
- Plant quantities within this 20’ buffer shall be at a ratio of one (1) tree and ten shrubs per 40 linear feet of buffer.
Response: Acknowledged. We will use this ratio if a buffer is added as the project moves forward.

Section 146-4.7.5 (Required Landscaping (C) Curbside Landscaping 2a)

Street trees shall be provided along all street frontages at a ratio of one (1) tree per 40 linear feet of curbside landscaping. Trees shall be provided in the curbside landscape when a detached sidewalk is installed or 4’-5’ from the back of walk when an attached sidewalk is installed. Street trees shall be located 50’ from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2.

The UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. Curbside landscape widths three feet or less may be rock mulch, no white rock. Curbside landscape widths four to six feet in width shall be shrubs, ornamental grasses and perennials at a ratio of one shrub/grass per 40 square feet of curbside landscape. Grasses may only be provided to a maximum of 40%. Shrubs and grasses must be five-gallon size at time of installation. For curbside landscapes six to ten foot in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. Any curbside landscape areas ten feet in width or greater may be sod if desired. Sod may not be installed unless the curbside landscape is a minimum of ten feet wide.

Response: Harvest Crossing Filing No. 4 proposes an 8’ curbside landscape between the back of walk and back of curb, formerly known as the tree lawn. In this condition, sod is no longer allowed and is being replaced with a combination of shrubs, grasses, native seed, and shade trees.

Section 146-4.7.5 D. (Street Frontage Landscape Buffers)

Street frontage buffers shall be provided in accordance with the FDP standards.

Response: Acknowledged.

Section 146-4.7.5 P. (Residential Yard)

All new single family detached residential homes shall provide for front and side yard landscaping for corner lot yards visible from public view to meet the water-wise or turf landscape options. Front yard landscape requirements can be found in Table 4.7-3 (Residential Yard Landscape Requirements). The table provides a starting point for those lots that are 4,500sf or larger. Smaller lot sizes shall utilize the requirements of this table as much as possible but may need to modify the standards to reflect the lot sizes being proposed. The city does offer developers a \$1,000 tap credit for each home that has a separate meter and participates in the “xeric” front yard landscape requirements. For further information on the xeric tap credit, contact Tim York in Aurora Water at 303.326.8819 for the specific landscape requirements.

Response: Thank you for the information. We have included a typical residential lot landscape template, for both interior and corner lots, with charts to encourage the homebuilder to utilize the \$1,000 tap credit.

Section 146-4.7.5 I. (Private Common Open Space/Tract Landscaping)

All areas of land that have been disturbed during construction and are required or designated to be preserved and protected from future development for non-public active and passive recreation area and facilities, trails, wildlife habitat or the preservation of view corridors and natural land features shall be landscaped with one tree and 10 shrubs per 4,000 square feet.

Response: Acknowledged and designed accordingly.

Section 146-4.7.5 L. (Site Entryways and Intersections)

Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. This is often provided around any proposed signage and/or monimentation. Please refer to the Waterstone Master Plan for additional design guidance.

Response: This site plan provides entry monimentation at each entry on Harvest Road – a primary and a secondary monument. There is a specimen quality tree adjacent to each monument to provide visual interest. Weeping Redbuds and Japanese Lilacs highlight entry monimentation; their blooms and foliage provide spring, summer, and fall interest, while winter foliage is supplemented with evergreen shrubs and trees.

Section 146-4.7.3 M. (Detention and Water Quality Ponds)

The city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Many of the LID practices have an integrated vegetative component which supports the treatment, evapotranspiration and infiltration functions so that storm water is treated at the source. With the implementation of LID techniques, landowners can benefit from the environmental quality and aesthetics of the area in which they live and work. Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens.

Applicants may propose their own BMPs or work with the City of Aurora’s Water and/or Public Work’s Departments. The City of Aurora Water Department has recently completed a study and produced a manual titled “Low Impact Development Techniques for Urban Redevelopment in Aurora”. Applicants are encouraged to utilize this document as an introduction to LID/BMP techniques. To obtain a copy, please contact Vern Adam at vadam@auroragov.org. The applicant

may also wish to review the Ultra-Urban Green Infrastructure Guidelines published by the City and County of Denver/ Public Works.

All detention pond facilities shall not exceed six feet in depth. The area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation. Depending upon the ultimate location of the pond, staff may work with the applicant to determine whether landscaping of the pond would be necessary depending upon its visibility and aesthetic impact to the surrounding developments. 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.

Response: Comment noted.

3G. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan that will be consistent with the lighting standard requirements found in the Master Plan.

Response: Downcast pedestrian lighting is located along trails to add nighttime visibility and frame open space. Streetlights will be a maximum of 25' while pedestrian lighting will be a maximum of 16' in height, as per the FDP.

3H. Signs

Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations. Additionally, design standards regarding signage can be found in the Master Plan.

Response: General monument design (shape, size, materials) and locations are shown with this site plan submittal.

Oil and Gas Development

Parks, Recreation & Open Space Department (PROS)

Park Locations

The NAC location and size must remain as shown in the FDP (i.e. next to the creek). Other park locations should take in to account changes that have occurred regarding the location of the regional trail. The regional trail location has moved from the more central location shown on the FDP to a location much further to the west. As a result, it will be less convenient for residents north of the creek to access the future neighborhood park south of the creek. Consequently, it would be desirable to provide a few of the typical neighborhood park facilities (e.g. playgrounds, open play field) in the NAC and/or pocket park, where they can be easily accessed by residents on the north. For this reason, the pocket park proposed on the far west side of this filing might be better if located more central to the filing.

Response: The NAC adjacent to the creek will remain in the general vicinity shown on the approved FDP. The regional trail, now crossing further west, will fork on the north side of the creek to provide access to the pond and open on the west, the NAC adjacent to the creek, and the park/open space corridor on the east side of the site. Park facilities will be provided throughout these areas, ranging from shelters, seating and gathering spaces, public art groupings, and open play.

Trails

As mentioned above, the regional trail will cross to the north side of the creek closer to the west edge of the development than in the FDP. This filing will need to build (if not already built by the development) the trail between the proposed detention/WQ pond and the creek. The trail should be located above the 10-year floodplain elevation as much as possible. Above this elevation, the trail will be a soft surface (i.e. crusher fines). Below this elevation, the trail will be concrete pavement. Trail construction will be per city standard specifications and details for regional trails.

Additional trails connecting to the neighborhood (and potentially, the NAC) to the regional trail should be provided. However, trails within the 100-year floodplain must be carefully located/constructed so they do not damage the existing trees.

Response: Noted. Our design team worked with Douglas Hintzman to coordinate regional trail construction responsibilities, routing, classification, and connectivity to adjacent trails and properties.

Construction Timing of Park/Open Space Facilities

The Form J within the FDP indicates when facilities must be developed. Trails and open space within this filing must be constructed prior to the first CO within the filing. Other facilities should be built in conjunction with construction on adjacent lots.

Response: Acknowledged.

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

- All utilities are to be installed in accordance with the master utility study. (MUS). A looped water supply is required to serve this site.
Response: A looped water supply has been provided via two connections to the existing 24" water main located near proposed Harvest Road. A new 24" valve is proposed between the two connections so that the water supply is looped and can be fed from two separate directions.
- Water quality and detention are required.
Response: Water quality and 100-yr detention are provided via two onsite detention ponds.
- Inspection & Maintenance plan is required for the private detention facilities.
Response: Comment noted, these will be provided at the time of the Civil CDs.
- A domestic allocation agreement will be required for connections 2" and larger.
Response: Comment noted.

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
- All utility connections in the arterial roadway are required to be bores.

Response: Proposed and existing utilities are shown on the Site Plan.

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 additional information below.
Response: A Traffic Impact Study (TIS) is included with this first submittal.
- Additional offsite improvements are anticipated to be required to support this development, especially the intersection of Harvest Road & Alameda Avenue.
Response: Comment noted.
- Minimum access spacing along Harvest Road is 300ft from CL to CL, but proposed access points appear to exceed this minimum.
Response: There is approximately 750' between intersections. A dimension was added for clarity.
- 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:** Comment noted.
- Show all adjacent and opposing access points on the Site Plan.
Response: Access locations are shown on the Site Plan.
- Label the access movements on the Site Plan.
Response: Access movements are shown on the Site Plan.
- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the Roadway Design & Construction Specifications, October 2016 edition.
Response: The current site plan does not have any homes fronting a local within 75 feet

of an arterial street. The closest residential lot is approximately 80 feet from Harvest Road.

- 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 not 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: Comment noted. The requested note has been added to the Site Plan.

ROW/Plat

- Designate a Public Access Easement along all roadways not dedicated to the city as ROW.
Response: There are no private roads with this development.
- A private cross-access agreement is recommended for maintenance and snow removal. The developer is responsible for establishing this agreement with the adjacent property owner.
Response: Noted.
- Additional ROW dedication maybe required for an additional future right turn lane/ left turn lane along Harvest Rd.
Response: Noted.

Traffic Impact Study

- A Traffic Impact Study will be required for this site which will include addressing the following specific items:
 - 1) Existing, buildout and 2040 average daily traffic counts.
 - 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 Brianna Medema on this item.
 - b) Previously approved Traffic Impact Studies/Letters are available through the Open Records Request process. Please request applicable documents via their title, see available documents for request in the link below.
 - i) https://auroraco.maps.arcgis.com/home/webmap/viewer.html?webmap=7489587766_544451bf36e2c30506c9cb
 - ii) https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/City%20Hall/Pub%20lic%20Records/Municipal/011791.pdf
 - 2) Include detailed analysis of (both interim roadway and ultimate build-out):
 - a) All site access points to Harvest Road
 - b) Intersection of Harvest Road and Alameda Avenue
 - c) Intersection of Alameda Avenue and Gun Club Road
 - d) Intersections south on Harvest Road
 - 3) Interior intersection control (typically accomplished with a figure showing interior intersection control, analysis is only required if intersection control other than side-street stop)

- 4) Signal Warrant Analyses of collector and arterial roadways – Warrant 1,2,3 all to be included (collect 72 hr tube counts for analysis)
- 5) If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.
- 6) 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: Acknowledged.

The Traffic Study shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.

Submitting the Traffic Study:

- The Traffic Study shall be sent directly to Brianna Medema at bmedema@auroragov.org as soon as possible.
- The Traffic Study shall also be uploaded with the rest of the submittal.

Response: Acknowledged.

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

Engineering Division

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

Key Issues

- Public improvements shall be in conformance with the approved Public Improvement Plan (PIP). Harvest Road shall be designed to the southern boundary in conformance with the PIP, but construction is only required to the southern access point. Harvest Road design shall address the bridge crossing of the creek as needed.

Response: Comment noted.

- Additional improvements may be required to the intersection of Harvest Road and Alameda Avenue.

Response: Comment noted.

- Public Works prefers the internal streets to be private streets built to public street standards.

Response: The internal streets are designed as public streets.

- A preliminary drainage report shall be submitted with the site plan. Detention and water quality shall be in conformance to the master drainage study.

Response: A preliminary drainage report has been included with the Site Plan submittal.

- The CLOMR for Coal Creek is in process. No lots can be platted in the existing floodplain. For lots adjacent to the floodplain, the lowest finished floor elevation must be 2' above the base flood elevation. The lowest lot elevation must be 1' above the base flood elevation. Channel improvements must be completed prior to the issuance of a Certificate of Occupancy.

Response: Mile High Flood District has indicated that there is no CLOMR being processed for this area. Therefor the existing floodplain is shown on the plans.

- 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: Comment noted.

- This development will be referred to Mile High Flood District (MHFD) for review and comment. This area was also identified in the fluvial hazard area in a recent study by MHFD.

Response: Comment noted.

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: Comment noted.

- Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6" vertical curb and gutter.

Response: Comment noted, only Type 1 streets are proposed for the internal streets.

- 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: Comment noted.

- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.

Response: Comment noted.

- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.

Response: Comment noted.

- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the Roadway Design & Construction Specifications, October 2016 edition.

Response: The current site plan does not have any homes fronting a local within 75 feet of an arterial street. The closest residential lot is approximately 80 feet from Harvest Road.

- 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: Acknowledged.

- Street lights are required along adjacent roadways. Please refer to the Draft Lighting Standards for street light spacing, location, wattage, etc., information. Street lights along public right-of-way shall become city-owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Street light locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis.

Response: Comment noted.

ROW/Easements/Plat

- ROW dedication is required for public streets.

Response: Acknowledged.

- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20-foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersection of local roadways.

Response: Acknowledged.

- 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: Acknowledged.

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. Full spectrum detention is required for this project.

Response: Comment noted.

- 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: Comment noted, no improvements are shown to Coal Creek with this plan.
- Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Mile High Flood District (MHFD) has created a spreadsheet form (called SDI Design Data) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the SDI Design Data and uploading to the web portal. Public Works Engineering will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued.
Response: Comment noted.
- 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: Detention has been provided for the site.
- Release rate for the detention pond shall be based upon the “Storm Drainage Design and Technical Criteria” Manual, latest revision, and in conformance with the MHFD’s MDP/OSP.
Response: Comment noted.
- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.
Response: Comment noted.
- For alley loaded product areas with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk. One of the following treatments shall be utilized unless otherwise approved by the City Engineer: 1. The 2-year storm event shall be collected prior to the sidewalk crossing. 2. The alley v-pan shall be warped to curb returns which shall include curb ramps with truncated domes. 3. The v-pan of the alley shall be perpetuated to the connecting street with the sidewalk approaching the alley terminated with truncated domes just prior to the alley. Any warping of the v-pan shall occur downstream of a line parallel to the adjacent sidewalk.
Response: There are no proposed alleys with this project.