



June 29, 2022

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

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

Dear Ms. Bickmire,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the comments dated September 15, 2021. The following is a response to comments.

Key Issues:

► **Double Frontage Lots:** Double frontage lots shall not be permitted adjacent to local or collector streets and shall be avoided to the maximum extent practicable along arterial streets (UDO Section 146-4.3.10.C). The proposed plan includes lots that back to Tibet Road, which is classified as a collector. Please re-work the plan to minimize the number of double fronted lots. **RESPONSE: This is a Filing 15 issue that has been addressed with that Filing**

► **Access and Connectivity:** All local streets shall be organized so that each lot may be accessed by traveling over no more than two (2) local streets after departing from the grid of arterial or collector streets (UDO Section 146-4.5.3.B.1). There are areas within the proposed Site Plan that will need to be revised to meet this requirement. Incorporate a modified collector street east of the Tributary T corridor. Find further information on page seven. Please also ensure the plan complies with block length and intervening open space standards per the UDO. **RESPONSE: Plan has been revised to meet 2 local street requirement. Filing 15 traffic does not warrant a collector street per the traffic impact study and additional access point off 38th Ave. Filing 18 is showing a Collector road access point in this submittal, but would like to discuss the possibility of this becoming a local street if Windler does not need it for access.**

► **Buffer Enhancement:** Due to comments received from Shamrock Foods during the review of GVRE Preliminary Plat #7, Oakwood is encouraged to enhance the buffer width and/or landscape along 38th Avenue to mitigate any impacts from the Shamrock operations. **RESPONSE: Landscape buffer has been increased to 25' for most of the Filing 15 frontage.**

► **E-470 Buffer:** Please refer to Planning/Landscaping comments on page 11 regarding the potential need for a 25' special landscape buffer adjacent to E-470. **RESPONSE: Buffer will be part of future Filing.**

► **Fence and Wall Requirements:** Because 38th Avenue is an arterial and Tibet Road is a collector, 18" x 18" masonry columns shall be required at a spacing of 60' maximum or one for every two residential lots, and at all fence corners and/or points of transition. Additionally, residential developments adjacent to E-470 shall provide a minimum eight-foot high solid sound attenuation wall constructed along the development's E-470 frontage and shall meet all the material and design requirements for fences and walls along arterial streets. The sound attenuation wall shall be constructed and maintained by the developer (Section 146-4.7.9.G). **RESPONSE: Noted**

► **Parks and Open Space:** The proposed development area triggers the completion of parks and open space. All parks and open space are to be privately maintained, and PROS' has further comments on

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

page 15 regarding connectivity to parks and trails throughout the development. **RESPONSE: Noted**

► **Enhanced Crossings:** Enhanced pedestrian/trail crossings have been planned/approved at the crossing on Tibet Street (RRFB) and on 38th Avenue (underpass). **RESPONSE: Noted**

► **Roundabout:** To provide internal site traffic calming, the developer should provide a compact roundabout at the 4-legged intersection adjacent to the proposed park. **RESPONSE: There is no roundabout at this time**

► **Private Streets:** Public Works prefers the roads internal to the site to be private. Any public road must meet all City of Aurora standards. **RESPONSE: Local street will be public and meet COA standards.**

► **Tributary T Outfall:** Tributary T improvements shall be completed prior to discharging to the channel. Discharging prior to Tributary T channel improvements requires approval from the City Engineer, and if permitted by the City Engineer, interim protection designed to City of Aurora and Mile High Flood District standards is required. **RESPONSE: Noted**

► **Life Safety Access:** The Tributary T southern crossing within PA-30 in the southern portion of the site must be constructed in Phase 2 in order to establish two points of public and fire apparatus access to PA-9. Where PA-9 is phased, the roadway connection, to include the Tributary T crossing, will be required to establish the needed two points of access. A looped water supply will be required to PA-9 as well. **RESPONSE: The road crossing Trib T Phase 2 is included in Filing 18. Access for Filing 15 is provided for along 38th Ave and Tibet Road.**

Planning and Development Services Department

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

Key Issues:

- Increased Connectivity and Access to Future Adjacent Development
- Enhanced Buffer along 38th Avenue
- Compliance with the Green Valley Ranch East Master Plan

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

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

1B. Placetype

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

1C. Master Plan

The proposed development is located within Planning Area 5 of the Green Valley Ranch East

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

(GVRE) Master Plan. Residential density and lot size are included in the Master Plan Urban Design Standards and the lot design standards shall be as required in the Unified Development Ordinance (UDO). **RESPONSE: Noted**

1D. Site Plan

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

RESPONSE: No adjustment being requested for Filing 18

2. Land Use and Development Standards

2A. Density of Use and Residential Dimensional Standards

Residential districts in Subarea C shall conform with the special dimensional standards outlined in Section 146-4.2.3 and Table 4.2-5. Standard, front-loaded single-family residential lots shall be a minimum of 4,500 square feet with a minimum 50’ lot frontage. A small lot is a lot that is less than either 50 feet in width or 4,500 square feet in area. A motorcourt lot must have frontage on a public or private street to be considered a standard lot. **RESPONSE: Noted**

Subdivisions in Subarea C that include Small Residential Lots shall comply with provisions for lot distribution and product mix in Section 146-4.2.3.A (Subarea C Small Residential Lot Standards). **RESPONSE: Noted**

2B. Building Setbacks and Orientation.

Minimum building setbacks are outlined in Section 146-4.2.3, Table 4.2-6. The setbacks for front-loaded single-family standard lots are as follows: Front: House 15’, Garage 20’; Side: 5’; and, Rear: 10’. Provide typical lot diagrams to illustrate the setbacks for each lot type. **RESPONSE: Noted**

2C. Subdivision 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 pedestrian, bicycle, motor vehicle, and emergency vehicle access and safety, and through connectivity. **RESPONSE: Noted**

Double frontage lots shall not be permitted adjacent to local or collector streets and shall be avoided to the maximum extent practicable along arterial streets (Section 146-4.3.10.C). Where double frontage lots along arterial streets cannot be avoided, buffering of back yards from those streets shall include a landscaped buffer at least 20 feet in width between the rear lot line of any residential lot and the closest edge of the curbside landscaping area adjacent to the street, per Section 146-4.7.3.

The proposed plan includes lots that back to Tibet Road, which is classified as a collector. You are encouraged to re-work the plan to minimize the number of double fronted lots. **RESPONSE: This has been worked thru in Filing 15.**

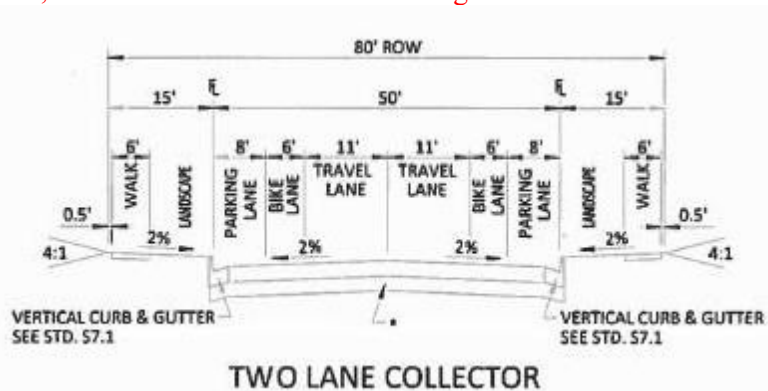
2D. Access and Connectivity

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

Access and connectivity standards can be found in Section 146-4.5. All local streets shall be

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

organized so that each lot may be accessed by traveling over no more than two (2) local streets after departing from the grid of arterial or collector streets (Section 146-4.5.3.B.1). There are areas within the proposed Site Plan that will need to be revised to meet this requirement. You are encouraged to incorporate a modified collector street east of the Tributary T corridor. An example of a two-lane collector is provided below. The final section would be determined by the Traffic Impact Study and subject to approval by Public Works in accordance with the Roadway Design and Construction Specifications. **RESPONSE: Plan has been reworked to meet 2 local street requirement. A Collector street is not warranted thru Filing 15 per TIS submitted. Three access points do not require a collector in this case, even with future traffic from Filing 18.**



Where adjacent land has not been platted, subdivisions shall be designed so that at least one local street is constructed as a stub street intended as a future through connection to the adjacent parcel within each one-quarter mile of boundary length. **RESPONSE: Local street stubbed into Filing 18 development. Filing 18 has a second access off of Tibet Road.**

In Subarea C, the maximum block length and width shall be 700 feet, and the perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800 feet (Section 146-4.3.9.B). Each block shall be bordered by public or private streets meeting the requirements of Section 146-4.5 and with all applicable Aurora Roadway Design and Construction Specifications, or by private common space or dedicated park land or open space at least 30' in width. The expectation is the intervening common space will connect one street to another and include a sidewalk connection. **RESPONSE: Noted**

2E. Phasing

Describe the phasing of improvements and utilities consistent with the phasing identified in the PIP and/or other site plans. Include a timeline for each phase and the parties responsible for installation and maintenance and describe how each phase will independently support future Site Plans. Also identify any associated off-site improvements that may be required. **RESPONSE: See civil phasing sheet.**

2F. Landscape, Water Conservation, Stormwater Management
General Landscape Plan Comments.

Prepare your landscape plans in accordance with the Green Valley Ranch Framework Development Plan (FDP), the Landscape Reference Manual as well as the Unified Development Ordinance (UDO). The landscape comments provided herein are based upon the above documents. Landscape requirements within the UDO should follow Section 146-4.7 Landscape, Water Conservation, Stormwater Management. The Landscape Reference Manual is available on line. Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments. **RESPONSE: Noted**

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

- Landscape Plan Preparation

Please label all landscape sheets “Not for Construction”. Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans submitted with a site plan or redevelopment plan are used by the City to determine compliance with the landscape standards and for code enforcement purposes. **RESPONSE: Noted**

Landscape plans submitted during the Development Application submittal process must be prepared on 24” x 36” sheets and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set. **RESPONSE: Noted**

- 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: Noted**

• Green Valley Ranch Framework Development Plan (FDP)

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within the Green Valley Ranch FDP. The applicant is responsible for reviewing this document and determining all applicable landscape conditions.

- Entry Monumentation: Primary features to include a trapezoidal shaped column, wood beams and panels. **RESPONSE: Entry monumentation consistent with other monuments built in GVRE.**
- Retaining Walls: Split face masonry block in a variety of earth toned colors. **RESPONSE: Noted**
- Fencing and Privacy Walls: Fencing adjacent to open space and detention facilities to be three-rail or open rail vinyl fence. Internal fencing based on location to be vinyl privacy fencing and may require masonry columns. Columns to be placed at lot corners, high visibility areas, and along arterial and collector roads. **RESPONSE: Noted**
- General Landscaping: Primary theme throughout to consist of large sweeping native areas that use land forms and xeric native plantings. Large planting beds with masses of grasses, shrubs and trees to provide seasonal interest. Land forms will be accentuated with the use of berming and rock outcroppings to create spaces for both wildlife and residents. **RESPONSE: Noted**
- Landscaping along E-470: Native landscaping along with an eight-foot-tall decorative masonry sound wall. **RESPONSE: This will be addressed with the PA9 site plan**
- Landscape Buffers: Arterial and Collector roads to maintain a minimum of 20’ landscape buffer. **RESPONSE: Noted**

• Section 146-4.7 Landscape, Water Conservation, Stormwater Management

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within this Section 146-4.7. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.

• Section 146-4.7.5 (C) Curbside Landscaping 2a.

Street trees are required at a ratio of one street tree per 40 linear feet along all street frontages.

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

Street trees shall be provided in the curbside landscape when a detached walk is provided or 4'-5' from behind the back of walk when an attached walk is provided. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2.

RESPONSE: Noted

In addition to the street trees, 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. **RESPONSE: Noted**

- Section 146-4.7.5 P. Residential Yard

All new single family detached, attached and two-family 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: Water wise diagrams provided.

Landscaping shall be completed prior to the issuance of a final certificate of occupancy. Temporary certificates may be granted at the discretion of the Building Department when certificates are requested outside of the normal landscaping season of April 1st through October 31. **RESPONSE: Noted**

- Section 146-4.7.5.J.3. Multifamily and Single Family Attached (Townhome) Residential Structures

All new multi-family buildings shall provide building perimeter landscaping. Plant beds shall be an average of six feet wide and shall consist of 1.25 plants per five linear feet of unit perimeter footage. At least five percent should be a mixture of evergreen and deciduous trees, at least 15% shall be tall shrubs with a mature height of six feet and up to 80% shall be a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. An example table demonstrating compliance has been provided below. **RESPONSE: Noted**

Building Perimeter Landscape Table								
Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided
1	Building 1 Elevation	207 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				8	8		
	80% Other Shrubs						42	42
2	Building 2 Elevation	238 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				9	9		
	80% Other Shrubs						48	48
3	Building 3 Elevation	208 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

- 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 ten shrubs per 4,000 square feet. **RESPONSE: Noted**

- Section 146-4.7.5 D. Street Frontage Landscape Buffers

Provide a 20' wide street frontage buffer as measured from the back of walk along all streets, public or private) adjacent to the proposed multifamily building. Landscaping shall consist of one tree and ten shrubs per each forty linear feet of buffer length. A reduction in buffer width may be permitted in accordance with Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions depending upon the buffer reduction feature chosen. Landscaping shall be installed along the exterior sides of proposed fencing or walls. **RESPONSE: Noted**

Shrubs and ornamental grasses may not be substituted for trees in the buffer unless the applicant demonstrates to staff that the site is encumbered. Encumbrances shall include overhead and underground utilities, floodplain, easements or similar. When overlapping landscape standards occur such as when building perimeter, detention/water quality and/or parking lot landscape requirements fall within the landscape buffer, they may be counted towards meeting the buffer requirements, however, the most restrictive requirements shall be met. Staff will determine whether an overlap exists once a site plan is submitted. No portions of buildings, including porches or patios, drive lanes, sidewalks, detention ponds, parking stalls, dumpsters or dumpster enclosures shall be permitted within the buffer. **RESPONSE: Noted**

Due to comments received from Shamrock Foods during the review of GVRE Preliminary Plat #7, you are encouraged to enhance the buffer width and/or landscape along 38th Avenue to mitigate any impacts from the Shamrock operations. **RESPONSE: Addressed in filing 15**

- Section 146-4.7.5. H. Special Landscape Buffers for Development Adjacent to I-70, I-225, E-470, Public Parks, Open Space and Trails

While landscape requirements are typically administered by the Planning and Development Services Department, because this proposed application is anticipated to be adjacent to a Parks Recreation & Open Space Department (PROS) maintained facility, these buffer requirements are overseen by PROS and any requests to deviate from these standards should be directed to that department. If the standards of this section conflict with other buffer requirements found within the UDO, the standards of this section shall apply. **RESPONSE: Noted**

The encroachment of buildings or portions of buildings including porches, patios, trash enclosures, dumpsters, parking lots and internal vehicular drives, sidewalks and detention and water quality pond infrastructure into landscape buffers is prohibited. The provision of trail connections is generally permitted through the buffers but shall be approved by PROS on a case by case basis and is based upon unique site conditions and alternatives to those impacts including mitigation measures. **RESPONSE: Noted**

A 25' wide special landscape buffer may be required along the E-470 Multi-Use Easement. The applicant shall work with the E-470 Authority when developing their site layout to determine whether the buffer may be provided within the multi-use easement or whether it shall be located outside the easement on the applicant's property. Reductions in the buffer width are not permitted. The buffer shall contain one tree and 10 shrubs per 30 linear feet of buffer. The E-470 Authority has an approved trail design for this portion of the corridor and the applicant shall coordinate with the Authority and the Parks Department on the type of buffer plant material to be provided. **RESPONSE:**

Will be addressed with future PA9 site plan.

If any portion of this development is to be phased and that phasing is anticipated to impact the installation of the buffer, the site plan shall provide timing for the installation. Coordination regarding timing shall be discussed with the PROS and Planning departments. **RESPONSE: Noted**

– 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 monumentation. **RESPONSE: Noted**

– 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). Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens. **RESPONSE: Noted**



Applicants may propose their own BMPs or work with the City of Aurora's Water and/or Public Work's Departments.

All detention pond facilities shall be approved by the Aurora Public Works Department. 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. 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: Noted**

– Section 146-4.8.3. C. Irrigation

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the Water Department will require the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing the quantities along with a plan that clearly delineates these areas should be provided. Contact Timothy York at (303) 739-8819 or tyork@auroragov.org regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system. **RESPONSE: Noted**

2G. *Fences and Walls*

Please show the location of all proposed fences and walls. If different types of fencing are proposed, include details for each. Fencing shall be in compliance with the GVRE Master Plan, and if a standard is not addressed in the Master Plan, reference the requirements found in UDO Section 146-4.7.9. The maximum height of fences in residential districts is 6 feet. All fences must be located

outside required buffers. **RESPONSE: Noted**

Because 38th Avenue is an arterial and Tibet Road is a collector, 18" x 18" masonry columns shall be required at a spacing of 60' maximum or one for every two residential lots, and at all fence corners and/or points of transition. The maximum length of an unbroken fence plane for a closed style fence along an arterial shall not exceed 700 feet and shall not exceed 350 feet along collector streets in Subarea C. **RESPONSE: Noted**

Residential developments adjacent to E-470 shall provide a minimum eight-foot high solid sound attenuation wall constructed along the development's E-470 frontage and shall meet all the material and design requirements for fences and walls along arterial streets. The sound attenuation wall shall be constructed and maintained by the developer (Section 146-4.7.9.G). **RESPONSE: Will be addressed with PA9 site plan.**

2H. Building Design Standards

Architecture Standards are included in Tab 12 of the Master Plan. In addition to the Master Plan, please refer to the requirements in UDO Section 146-4.8. The higher standard will be required. Building design should incorporate material changes and architectural features such as textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. **RESPONSE: Noted**

Single-family detached home models need to follow the styles and level of quality and detail shown in the approved Master Plan. Please be aware that code also has specific requirements for design variety and durability and that the building elevations must meet a minimum score of 17 points in Section 146-4.8.3.F, Table 4.8-2 in order to receive building permits **RESPONSE: Noted**

Table 4.8-1
Building Design Standards Applicability by Building Type
Adjustments for Affordable Housing Structures appear in Sections 146-4.8.5 and 146-4.8.6

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

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

2I. Exterior Lighting

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

3. Adjustments

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

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 in filing 18

4. Submittal Reminders

4A. 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: Noted**

4B. PDF Requirements

The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays. **RESPONSE: Noted**

4C. Mineral Rights Notification

Please fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager with the application submittal. **RESPONSE: Noted**

Pre-Submittal Meeting:

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

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

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: Noted**

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: Noted**

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

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

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.

There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information. **RESPONSE: Noted**

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 triggers completion of several parks and open space.
- All parks and open space are to be privately owned and maintained.

Parks and Open Space Requirements:

Please note the following are triggered by this site plan:

- Neighborhood Park PA39
- Pocket Park PA41
- Open Space along Trib T including the trail. **RESPONSE: Regional trail will be located in District owned/maintained tract north of E. 39th Place. As the trail continues south, the trail goes into the city owned/maintained tract to get down to the grade separated crossing. We will work with the city on various access easements to make this work.**
- One pedestrian bridge or crossing is required to connect residents across Trib T between the trail and neighborhood park. **RESPONSE: Noted**
- All parks and open space will be privately owned and maintained and need to be designed in conformance with the Master Plan as well as the [PROS Dedication and Development Review Manual](#). **RESPONSE: Neighborhood Park, Pocket Parks and Tract landscaping will be privately owned and maintained. Trib T Phase 2 (Filing 16) tract will be dedicated to the city for ownership and maintenance.**

Park and Open Space Design:

- Provide connectivity between the park and trail system. Clear connections and local trails should be provided in strategic areas to act as community openings since many lots back directly to parks or open space. These should be designed as true local trail connections at 30' wide with a minimum 6' walk and particularly be located at the east/west roadway to the east of the neighborhood park as well as the cul de sacs. **RESPONSE: Noted**
- Note that any lots which back to parks or open space require open space style fencing. **RESPONSE: Noted**

Community Park Development Fees:

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance.

RESPONSE: Noted

Aurora Public Schools

APS agreed to apply the school land dedication requirement, for the purpose of calculating cash-in-lieu of school land, as site plans are approved for Green Valley Ranch East. The school district will request cash-in-lieu when the school obligation from approved site plans exceeds the 18-acre school dedication.

RESPONSE: Noted

AURORA PUBLIC SCHOOLS - STUDENT YIELD
9/14/2021

Green Valley Ranch East - Filing 10 - May 2021

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	557	0.7	390
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	557		390

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	189	0.16	89	279	0.2	111	390
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		189		89	279		111	390

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	189	0.0175	3.3142
MIDDLE	89	0.025	2.2280
HIGH	111	0.032	3.5648
TOTAL	390		9.1070

Green Valley Ranch East (Non-age Restricted) Development Tracking - 9/14/2021

Filing	Total			Total			Dedication Requirement	Status
	SFD	MFL	MFH	Units	K-8	HS		
CSP 2 (Amnd NO 1)	237			237	119	47	3.875	Approved
CSP 3	376			376	188	75	6.1476	Approved
Plat #7 (DA-1662-10)	319			319	160	64	5.2157	Tech Submittal
Plat #10 (DA-1662-16)	92			92	46	18	1.5042	Tech Submittal
Total	1,024	0	0	1,024	513	204	16.7425	

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:

- ▶ Utility extension per the approved Master Utility Study.
- ▶ A looped water main, an established sanitary sewer outfall and discharge into a detention pond is required for each phase.
- ▶ Individual water and sanitary sewer services for each residence.
- ▶ Meter pits to be located in a landscaped area.
- ▶ Irrigation meter for common spaces.
- ▶ Phasing of Tributary T may be in conjunction with discharge into creek based on analysis from drainage report.
- ▶ A [domestic allocation agreement](#) will be required for connections 2" and larger.

Utility Services Available:

- Water service may be provided from main extension per the approved Master Utility Study. **RESPONSE:**

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

Noted

- Sanitary sewer service may be provided from main extension per the approved Master Utility Study. **RESPONSE: Noted**
- The project is located on Map Page 99T. **RESPONSE: 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: Noted**
- General utility design criteria can be found in Section 5 of the [Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure](#) (Utility Manual). **RESPONSE: Noted**

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project. **RESPONSE: Noted**
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy. **RESPONSE: Noted**
- For a full listing of Utility Fees, please see the [Aurora Water Fee Schedules](#). **RESPONSE: Noted**
- 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: Noted**

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 (TIS) will be required for this development. See below for additional information. **RESPONSE: TIS provided which includes both Filing 15 & Filing 18.**
- ▶ If an interim roadway network is proposed, a traffic analysis for this condition would be required. **RESPONSE: Refer to TIS**
- ▶ Enhanced pedestrian/trail crossings have been planned/approved at the crossing on Tibet Street (RRFB) and on 38th Avenue (underpass). **RESPONSE: Noted**
- ▶ To provide internal site traffic calming, applicant shall provide compact roundabout at the 4-legged intersection adjacent to the proposed park. **RESPONSE:**
- ▶ **No plans for roundabout in that location.**
- ▶ The applicant will be responsible for traffic signal funding per the Green Valley Ranch PIFA. **RESPONSE:**

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

Noted

- ▶ 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: Noted**
- Show all adjacent and opposing access points on the Site Plan. **RESPONSE: Noted**
- Label the access movements on the Site Plan. **RESPONSE: Noted**
- Objects and structures shall not impede vision within 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](#).
Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10' **RESPONSE: Noted**
- 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: Noted**
- Homes and drives are allowed to front on collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the *Roadway Design & Construction Specifications*, October 2016 edition. **RESPONSE: Noted**
- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the *Roadway Design & Construction Specifications*, October 2016 edition. **RESPONSE: Noted**

ROW/Plat:

- Designate a Public Access Easement along private drives and roads. **RESPONSE: Roads will be public**
- A traffic signal easement shall be required at intersections identified to be signalized to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet. **RESPONSE: Noted**

Traffic Signal Escrow:

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

- Payment for traffic signalization will be per the Green Valley Ranch PIFA. **RESPONSE: Noted**

Traffic Impact Study:

Traffic Impact Study:

- A Traffic Impact Study will be required for this site which will include addressing the following specific items: **RESPONSE: TIS submitted that includes both PA8/PA9**
- 1) Existing, buildout and 2040 average daily traffic counts. If an interim roadway network is proposed, a traffic analysis for this condition would be required. **Response: this project has been analyzed within the context of the overall Green Valley Ranch East development. There are no existing roadways within the vicinity of the site. Therefore, counts have been omitted. See reports for GVRE Filings 6, 7, and 10 for existing and interim conditions.**
 - 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.
 - b) Trip Generation from the site and comparison to Master TIS. **Response: the Master TIS (FDP Report) considered 620 single family homes on this site. The current plan is for 568 single family homes, well within the original intent for GVRE. This report focuses on the current plan and site access impacts relative to the planned adjacent roadway system.**
 - c) Site Circulation Plan **RESPONSE: internal street layout and traffic control evaluated.**
- 2) Include detailed analysis of:
 - a) All site access points and internal collector/collector or higher classified intersections **RESPONSE: Included**
 - b) Intersection of 38th Avenue at Tibet Street **RESPONSE: included**
 - c) Intersection of 48th Avenue at Tibet Street **RESPONSE: See reports for Filing 6, 7, and 10 for interim and ultimate conditions.**
 - d) Intersections of 38th Avenue at E-470 ramps **RESPONSE: Regional facility impacts have been omitted from this analysis.**
- 3) Signal Warrant Analyses of intersections identified for potential signalization in the TIS– Warrant 1,2,3 all to be included (collect 72 hr. tube counts for analysis) **RESPONSE: no additional signal locations are planned beyond those identified in prior analyses of GVRE. 38th Avenue/Tibet Road is a future intersection and a planned signal location. 42nd Avenue/Tibet is a future intersection and a potential signal location as previously identified by City staff. Signal warrants are subject to School Crossing criteria.**
- 4) If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection. **RESPONSE: Roundabout control has not been considered by the City at 38th Avenue/Tibet Road in previous analyses. Roundabout control would not be appropriate at a school crossing location (42nd Avenue/Tibet).**
- 5) Analysis of pedestrian connectivity **RESPONSE: Noted**
- 6) Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHWA 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 RRFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested. **RESPONSE: Internal streets in PA 8 & 9 are unlikely candidates for traffic calming. Potential traffic calming at 42nd Avenue/Tibet would be associated with the potential school site.**

The Traffic Study shall be prepared in accordance with the [City of Aurora Traffic Impact Study Guidelines](#). **RESPONSE: Noted**

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

The Traffic Study shall be prepared in accordance with the [City of Aurora Traffic Impact Study Guidelines](#). **RESPONSE: Noted**

Submitting the Traffic Study:

- The Traffic Study shall be sent directly to *Steve Gomez* at segomez@auroragov.org as soon as possible. **RESPONSE: Noted**

- The Traffic Study shall also be uploaded with the rest of the submittal. **RESPONSE: Noted**

- Previously approved Traffic Impact Studies/Letters are available through this [link](#).

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 Public Improvement Plan (PIP).
- ▶ Public Works prefers the roads internal to the site to be private. Any public road must meet all City of Aurora standards.
- ▶ 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.
- ▶ 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.
- ▶ Drainage easements may be required on the 6-pack and 4-pack products where more than two times the area drains to a receiving area. This will most likely apply to the shared driveways or swales.
- ▶ Tributary T improvements shall be completed prior to discharging to the channel. Discharging prior to Tributary T channel improvements requires approval from the City Engineer and if permitted by the City Engineer interim protection designed to City of Aurora and MHFD standards is required.
- ▶ 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.

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: 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: Noted:**
- 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: 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: Noted:**

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or handrails may be required. **RESPONSE: Noted**
- Homes and drives are allowed to front collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the *Roadway Design & Construction Specifications*, October 2016 edition. **RESPONSE: Noted**
- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the *Roadway Design & Construction Specifications*, October 2016 edition. **RESPONSE: Noted**
- 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**
- 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: Noted**

ROW/Easements/Plat:

- ROW dedication is required for public streets. **RESPONSE: Noted**
- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20-foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersection of local roadways. **RESPONSE: Noted**
- 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: Noted**

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: Noted**

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

- 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: Noted**
- 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: 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 using sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return. **RESPONSE: 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: Noted:**
- 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: Noted:**
- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed. **RESPONSE: Noted:**

Fire/Life Safety Comments - Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Key Issue:

- The Tributary T South crossing within PA-30 in the southern portion of the site must be constructed in Phase 2 in order to establish two points of public and fire apparatus access to PA-9. Where PA-9 is phased, the roadway connection, to include the Tributary T crossing, will be required to establish the needed two points of access. A looped water supply will be required to PA-9 as well. **RESPONSE: Noted. Trib T Phase 2 will be a separate submittal from both PA8 (Filing 15) and PA9 (2 Filings). PA9 will have access from Tibet and Filing 15 (PA8) to the south.**

Addressing Requirements:

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

Adopted Codes by the City of Aurora – Setbacks:

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

Civil Plans:

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

- [Dead-End Fire Lane Detail](#)
- [Fire Lane Sign Detail](#)
- [Grading Plan](#)
- [Sign Package](#)
- [Signature Block](#)
- [Street Standards and Street Section Details](#) **RESPONSE: Noted**

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](#)
- [Motor Courts and Looped Lanes – 146-1108](#)
- [Outdoor Storage Yards](#) **RESPONSE: Noted**

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: Noted**

Fire Sprinkled Structures:

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

General Comments:

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

Accessibility Requirements:

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

- [Commercial](#) **RESPONSE: Noted**

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: Noted**

Phasing Plans:

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

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](#)
- [\(Site Plan Note\) Addressing](#)
- [\(Site Plan Note\) Americans with Disabilities Act](#)
- [\(Site Plan Note\) Emergency Ingress and Egress](#)
- [\(Site Plan Note\) Fire Lane Easements](#)
- [\(Site Plan Note\) Fire Lane Signs](#) **RESPONSE: Noted**

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: Noted**

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](#)
- [Combined Fire Lane, Public Access and Utility Easements](#)
- [Construction of Fire Lane Easements and Emergency Access Easement](#)
- [Cul-De-Sac's](#)
- [Dead-end Fire Apparatus Access Roadways](#)
- [Dead-End Public Streets](#)
- [Encroachment into Emergency Access or Fire Lane Easements are Prohibited](#)
- [Grade](#)
- [Labeling of Easements on the Site Plan, Plat and Civil Plans](#)
- [License Agreement](#)
 - Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement though Real Property.
- Motor Courts - Where Motor Courts and Looped Lanes are utilized please provide a dedicated Fire Lane Easement within the required width of each drive aisle (23' for Motor Courts and 18' for Looped Lanes) as depicted in [the Unified Development Ordinance, Section 146-4.2.E](#)
- [No Parking is allowed within a Fire Lane Easement](#)
- [Private Streets Constructed to Public Street Standards](#)
- [Public Street Systems Adjacent to Site](#)
- [Remoteness](#)
- [Speed Bumps](#)
- [Snow Removal Storage Areas](#)
- [Two points of Emergency Access](#)
- [Width and Turning Radius](#) **RESPONSE: Noted**

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. RESPONSE: Noted

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: Noted**
- 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: Noted**

Site Plans:

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

Separate Documents:

- During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. Following are the links to additional information if needed later in your formal review process: **RESPONSE: Noted**
 - [Dedications Packet](#)
 - [Easement Release](#)
 - [License Agreement Packet](#)
- **Offsite easement dedications or right of way** 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: Noted**
- If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the [Easement Release Packet](#). Once complete and accurate easement release information is submitted to Real Property, it takes about **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: Noted**
- 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, stairs, etc.). If allowed, these types of encroachments require a **License Agreement**. Requirements can be found in the [License Agreement Packet](#). It takes **8-10 weeks** to complete the process after submittal. The License Agreement

Re: GVRE Filing 18 (#1571504)/Pre-Application Meeting held September 02, 2021

must be completed before the Site Plan is recorded. **RESPONSE: Noted**

- If a requirement for new street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact *Leslie Gaylord* at 303.739.7901 for additional details and contact information. **RESPONSE: Noted**

END OF RESPONSES