

February 2, 2022

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

**Re: The Aurora Highlands - E 32nd Ave & TAH Pkwy ISPs (#1591421)/Pre-Application Meeting held
December 2, 2021**

Dear Ms. Rickhoff:

Thank you for taking the time to review our initial concept for 32nd Avenue and The Aurora Highlands Parkway in the meeting held with staff on December 2, 2021. We received comments and valuable feedback which will help us prepare our initial application. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, spollmiller@norris-design.com.

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

Sincerely,
Norris Design



Samantha Pollmiller
Senior Associate

STEP ONE: PLANNING PHASE

Planning & Development Services Department

Key Issues:

Conformance with Approved Master Plans and Studies

- The proposed street cross-sections need to comply with the standards and street sections approved in The Aurora Highlands Framework Development Plan (FDP)/Public Improvements Plan (PIP). See page seven.
Response: 32nd Avenue is identified as a Three-Lane Collector in the PIP. This cross-section has been used for the design of this roadway accordingly as shown on the Site Plans.
- Landscaping shall conform with The Aurora Highlands FDP. If a standard is not addressed in the master plan, Article 4.7 of the Unified Development Ordinance (UDO) shall be referenced. The applicant is responsible for reviewing the master plan and UDO and determining all applicable landscape requirements.
Response: The application conforms with the FDP.
- Water and sanitary is to be extended through 32nd Avenue and The Aurora Highlands Parkway per the Master Utility Study (MUS) and PIP.
Response: A 12" water main is proposed through 32nd Avenue, connecting to proposed water mains in Highlands Creek Boulevard and northbound TAH Parkway. An 8" sanitary main is proposed in portions of 32nd Avenue, one connecting to the proposed sanitary main in northbound TAH Parkway in accordance with the MUS and PIP and a second connecting to a proposed sanitary main in Highlands Creek Boulevard.
- As per the PIP, water is to be extended through 26th Avenue from the Main Street stub to The Aurora Highlands Parkway.
Response: This comment is not applicable to this application.
- Sanitary in The Aurora Highlands Parkway to be extended fully to the other side of 26th Avenue for offsite basin connections per the MUS.
Response: This comment is not applicable to this application.
- Multiple adjacent Traffic Impact Studies have analyzed these roadway sections. The Infrastructure Site Plans (ISP) shall conform with the previously approved studies.
Response: Noted. The plans have been completed in accordance with previous traffic impact studies.
- A preliminary drainage report shall be submitted with each Infrastructure Site Plan. Detention and water quality/EURV shall be in conformance with the master drainage study. Offsite regional facilities are required to be completed and accepted.
Response: Noted. A preliminary drainage report has been included with this Development Application submission. Detention and water quality/EURV conform to the master drainage study with the exception of the western portion of 32nd Avenue, which will drain to a proposed facility south of 32nd Avenue (WQ Pond 5131) rather than WQ Pond 5121 per the master drainage plan. Refer to the preliminary drainage report for more information.

Bicycle Facilities

- The Aurora Highlands Parkway is identified in NEATS as a secondary bike route requiring separated or buffered bike lanes. Provided cross sections for arterials and collector streets do not provide for on-street bicycle facilities.

Response: *Response: This comment is not applicable to this application.*

Property Owner Authorization

- Regardless of which property owner is the official “applicant” for the proposed site plans, a signed letter must be received from all property owners whose properties are impacted giving their authorization to proceed with the applications. These letters must be received with the initial submittal of the applications, or the review process cannot begin.

Response: *Noted.*

Open Space Development

- The proposed infrastructure improvements trigger the construction and completion of adjacent open space per The Aurora Highlands FDP. Please review detailed comments from Parks, Recreation and Open Space on pages 10 and 11 regarding the necessary improvements.

Response: *Noted.*

Tributary T

- Channel improvements for Trib T and a CLOMR are required with The Aurora Highlands Parkway plans. Mile High Flood District will be a referral on these plans.

Response: *This comment is not applicable to this application.*

Fire Hydrants

- Fire hydrants must be served off a looped water supply.

Response: *Proposed fire hydrants will be served off a looped water system prior to service activation.*

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

Medium Density Residential (R-2): 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. This district is intended for use close to collector streets and public transit facilities. The primary use in this district is single-family residences, but several types of attached dwellings are also permitted. The district generally prohibits commercial activity except for home occupations and typical neighborhood services.

Response: *Noted.*

1B. Comprehensive Plan Placetypes

The Emerging Neighborhood Placetype covers the entirety of The Aurora Highlands Parkway and is characterized by newer, largely residential communities 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. *Character Area*

This property is located within the Subarea C Character Area, which generally includes rolling, semi-arid, largely undeveloped lands with large open fields of prairie grass in northeast Aurora and mostly developed newer developments in southeast Aurora.

Response: Noted.

1D. *NEATS*

The Aurora Highlands Parkway is identified in NEATS as a secondary bike route requiring separated or buffered bike lanes. Provided cross sections for arterials and collector streets do not provide for on-street bicycle facilities.

Response: This comment is not applicable to this application.

1E. *Master Plan*

The proposed street cross-sections need to comply with the standards and street sections approved in The Aurora Highlands Framework Development Plan (Public Improvements Plan).

Response: Noted. 32nd Avenue is identified as a Three-Lane Collector in the PIP. This cross-section has been used for the design of this roadway accordingly as shown on the Site Plans.

1F. *Property Owner Authorization*

Regardless of which property owner is the official “applicant” for the proposed Site Plan, a signed letter must be received from all property owners whose properties are impacted giving their authorization to proceed with the applications. These letters must be received with the initial submittal of the applications, or the review process cannot begin.

Response: Noted.

1G. *Implementation*

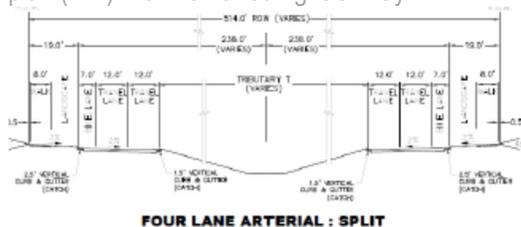
Please identify on the plans the responsible party for each component of the project, including but not limited to, lighting, sidewalks, and landscaping. If phased, please identify each phase.

Response: The consultants have been listed on the Cover Sheet.

2. **Development Standards**

2A. *Street Cross Sections*

The Aurora Highlands Parkway is identified as a “4-Lane Arterial: Split” in the master public improvement plan (PIP) within a varied right-of-way.



See the Public Improvement Plan for additional information and standards. Our expectation is the roadways will be designed in conformance with the PIP.

Response: This comment is not applicable to this application.

2B. *Infrastructure Site Plan Components*

The proposed Site Plan for Infrastructure (ISP) will be reviewed and approved based on the Site Plan criteria. The ISP needs to identify, at a minimum, street improvements, grading, utilities, and landscaping. If applicable, define the phasing of improvements and utilities consistent with the

phasing identified in approved PIPs 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: Noted. It is anticipated that 32nd Avenue will be constructed prior to the developments to the south and north. In addition, the WQ Pond 5131 may be installed prior to the final approval of Tributary T Phase II. As such, two phases have been evaluated with this drainage report and drainage plans. These phases are also included within the Site Plans as “Proposed” and “Future”. Refer to the drainage report for additional details.

2C. Right-of-Way Dedication

Right-of-way can be dedicated by Plat. Please identify proposed easements and utilities on private property adjacent to the right-of-way. Utilities should not be located in the curbside landscape (between the back of curb and the sidewalk) in order to accommodate required landscaping and tree plantings. A trail located within a 70-foot corridor/easement abuts the southern boundary of the proposed development. The proposed trail is considered a land-use, therefore the lots in the southeast cul- de-sac will not be considered adjacent to the southern collector street.

Response: Noted.

2D. Access and Connectivity

Access and connectivity standards can be found in Section 146-4.5. An effort should be made to analyze and reflect adjacent developments and coordinate plans for infrastructure and vehicular movement. Site access(es) should be aligned or spaced appropriately with surrounding development access and circulation plans. Identify any interim access points and the timeline proposed for each until the infrastructure is complete.

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

Response: Noted. Driveway access points have been coordinated with adjacent developments.

2E. Landscape Plan Preparation

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

Response: Plans have been prepared accordingly

Provide the necessary landscape tables in order to demonstrate compliance with code requirements. Tables shall be provided for each of the required landscape treatments i.e. street frontage and buffer tables etc. Please be advised, required landscape shall not overlap with adjacent site plans.

Response: Tables have been included.

Landscape Plan Preparation. Please label all landscape sheets “Not For Construction.” Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the City to determine compliance with the landscape standards and for code enforcement purposes.

Response: Label has been included.

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

Response: Labels and schedules have been included.

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 lines and triangle have been included.

Master Plan - Tab 14 Landscape Requirements.

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

Response: Plans have been prepared accordingly

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

Response: Plans have been prepared accordingly

Detention, Retention and Water Quality Ponds. In order to meet water quality objectives, 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. Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales, and rain gardens.

Response: Plans have been prepared accordingly

Applicants may propose their own BMPs or work with Aurora Water / Public Works. Aurora Water 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.

Response: Plans have been prepared accordingly

The area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs or the approved tree and shrub equivalents per 4,000 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: This application does not include the pond.

Irrigation

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

Response: Understood.

3. Adjustments

Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning

Response: No adjustments are proposed with this application.

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: A mineral rights affidavit is included with this application.

Pre-Submittal Meeting:

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

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

Response: A pre-submittal meeting was coordinated with staff.

Community Participation:

Please work proactively with registered neighborhood organizations and adjacent property owners. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and

Development Services Department.

Response: Noted.

Neighborhood Services Liaison:

Scott Campbell is the neighborhood liaison for the project. He 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.

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.

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

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 is within the Aurora Highlands FDP
- Your proposal triggers completion of open spaces.

Response: Noted.

Open Space PA76:

This open space is triggered by adjacent development as stated within the Form J of the master plan. This open space needs to be designed as a 70' corridor measured from the back of curb, including a 10' concrete trail with a 4' adjacent crusher fines path in lieu of a sidewalk. Included in this corridor is also enhanced landscaping, benches, and pick up stations. Please locate the trail more central within the corridor maintaining at least a 30' setback from the curb edge to create a more appealing and comfortable trail experience.

Your current proposal includes a trail node located at the intersection. Nodes and activity areas are not permitted at intersections and should be located where a connection is made into the development via a local trail. Please re-locate.

Response: This comment is not applicable to this application.

Utility Services Available:

- Water service may be provided per the MUS.
- Sanitary sewer service may be provided per the MUS.
- The project is located on the following Map Pages:01W, 01V, 02W, 02V

Response: Noted. The water and sanitary services are proposed in accordance with the MUS.

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.
 - 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. Refer to the Grading & Utility Plans for the referenced information. There are no service lines, water meters, or fire suppression lines proposed with this project.

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

- Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time.
Response: Noted.
- Multiple adjacent Traffic Impact Studies have analyzed these roadway sections. The ISPs shall conform with the previously approved studies.
Response: 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 (Aurora Highlands Parkway)..

- 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: This comment is not applicable to this application.

- Show all adjacent and opposing access points on the Site Plan.
Response: Adjacent and opposing access points are shown on the Site Plans.
- Label the access movements on the Site Plan.
Response: Access points are shown on the Site Plans. No turn lane striping is proposed.
- 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.
Response: Noted. Sight triangles are shown on the Site Plans
- 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: Plans have been prepared accordingly.
- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan:
 - The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.**Response: Proposed signs are shown on the Site Plans. The note has been added to the Site Plans.**

ROW/Plat

- Dedicate ROW for each of the roadways.
Response: Noted. Refer to the Plat.
- A traffic signal easement shall be required at multiple intersections as identified in the adjacent traffic impact studies to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.
Response: The only traffic signal planned is at 32nd and the TAH Parkway, and this will be included as part of the TAH Parkway submission.

Engineering Department

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). Additionally, the resolution of the 26th Avenue-Harvest/Aerotropolis Parkway-Powhaton intersection configuration is required prior to any plan submittal.
Response: This comment is not applicable to this application.
- A preliminary drainage report shall be submitted with each Infrastructure Site Plan. Detention and water quality/EURV shall be in conformance with the master drainage study. Offsite regional facilities are required to be completed and accepted.
Response: A preliminary drainage report has been included with this Development Application submission. Detention and water quality/EURV conform to the master drainage study with the exception of the western portion of 32nd Avenue, which will drain to a proposed facility south of 32nd Avenue (WQ Pond 5131) rather than WQ Pond 5121 per the master drainage plan. Refer to the preliminary drainage report for more information.
- Channel improvements for Trib T and a CLOMR are required with The Aurora Highlands Parkway plans.
Response: This comment is not applicable to this application.
- This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible.
Response: Noted.
- 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: 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: Noted. The typical section is provided on the Site Plans.
- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, 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. Curb ramps are shown on the Site Plans. Detailed grading of the curb ramps will be provided with the Construction Documents.
- 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. Railings are not anticipated to be required for this project.

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

Response: Noted. Retaining walls are not anticipated for this project.

- 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. A note has been added to the Lighting Plans accordingly.

ROW/Easements/Plat:

- ROW dedication is required for public right of way.

Response: Noted. Refer to the Plat.

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

Response: Noted. 20-foot radii have been provided at the intersections of 32nd Avenue (collector roadway) within the project limits – refer to the Plat.

- 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. The drainage easement will be provided prior to recordation of the plat.

Drainage

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

- Per Section 138-367 of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved.

Response: Noted. A preliminary drainage report has been included with this Development Application submission.

- 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. The spreadsheet form will be completed with the final drainage report.
- 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: There are three major basins within the Site – Major Basins 5101, 5121, and 5131. Runoff from Major Basin 5101 will be directed into WQ Pond 5101 (previously constructed) which discharges into First Creek Tributary (Tributary T), located north of the Site. Runoff from Major Basin 5121 will be directed into WQ Pond 5121 (to be designed and permitted separately) which discharges into the existing stock pond and then Tributary T, located north of the Site. WQ Pond 5121 will be constructed prior to or in conjunction with the Site. Runoff from Major Basin 5131 will be directed into WQ Pond 5131, located south of the Site. This WQ Pond will be constructed as part of this project and will discharge into Tributary T Phase II. All Major Basins within the Site will be directed into the Regional Detention Pond 8507.

Detention and water quality/EURV conform to the master drainage study with the exception of the western portion of 32nd Avenue, which will drain to a proposed facility south of 32nd Avenue (WQ Pond 5131) rather than WQ Pond 5121 per the master drainage plan. Refer to the preliminary drainage report for more information.
- Per City of Aurora Storm Drainage Design and Technical Criteria Section 3.61, underground detention may be used only as a last resort and must be approved by the City Engineer, when all other alternatives are exhausted. If a development chooses to propose underground detention, they are doing so at-risk of significant redesign if the underground detention is not approved. A variance, with supporting documentation, in the preliminary drainage report for underground detention will be evaluated on a case by case basis.

Response: Noted. Underground detention is not proposed with this project.
- Release rate for the detention pond shall be based upon the “Storm Drainage Design and Technical Criteria” Manual, latest revision.

Response: Noted. Release rates for the water quality pond have been designed to meet the SDDTC as well as Federal Aviation Administration requirements.
- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.

Response: Noted. Concentrated points of discharge are not anticipated over sidewalks for this project.
- 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: The proposed storm sewer system ties into adjacent proposed storm sewers as well as Tributary T. Refer to the Grading and Utility Plans.

- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.
Response: Noted. Refer to the Grading and Utility Plans.

Fire & Life Safety Department

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:

- Fire/Life Safety comments will be focused on the establishment of two points of emergency access, off-site infrastructure, internal site connectivity and a looped water supply to the overall site. More specific on-site comments will follow at the time of adjacent site and civil plan submittals.
Response: Noted. Access points and the looped water supply will be to TAH Parkway and Highlands Creek Boulevard.

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:
 - Advisory Comment: Future Subdivisions utilizing these new roadways must be provided with two points of emergency or public access per the 2015/2021 IFC, Appendix D requirements.
Response: Noted. Access points will be to TAH Parkway and Highlands Creek Boulevard.

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.
 - Fire Hydrants must be supplied from a looped water supply.
Response: Noted. Proposed fire hydrants will be served off a looped water system prior to service activation.

Phasing Plans:

- A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals.
 - A phasing plan must be provided with the Planning Department's Site Plan and the Public Works Department's Civil Plans submittals.
Response: Noted. It is anticipated that 32nd Avenue will be constructed prior to the developments to the south and north. In addition, the WQ Pond 5131 may be installed prior to the final approval of Tributary T Phase II. As such, two phases have been evaluated with this drainage report and drainage plans. These phases are also included within the Site Plans as "Proposed" and "Future". Refer to the drainage report for additional details.

Real Property Division

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

Key Issue:

- Option to submit plats or apply by separate documents. Platting was advised at the pre-application meeting given project scope.

Response: A Plat has been submitted with this application.

Subdivision Plats:

- A subdivision plat is not required at this time but is an advised option.

Response: A Plat was prepared for this property.

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

Response: Past pre-submittal meetings have been waived due to the number of Plats we are preparing for this project. If a meeting is needed for any future Plats for this project please let me know.

Site Plans:

- A Site Plan is 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. Items on the checklist have been provided on the Site Plans.

Separate Documents:

- Offsite easement dedications may be required to make your project work. It's up to the developer to obtain these easements for the city, pay compensation, etc. Dedication documents must be prepared using Real Property specifications which can be found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

Response: Noted. Easements will be submitted under separate document.

- 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 must be completed before the Site Plan is recorded.

Response: Noted. Encroachments are not anticipated with this project.

- 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.